



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, October 15, 2026 at 5:30 PM
City Hall, 415 Broad Street, Boardroom**

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the September 14, 2026 work session minutes
2. Approval of the September 17, 2026 regular meeting minutes
3. Approval of the October 1, 2026 called meeting minutes

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. The Arbor Phase 2 (PD26-0109). The Commission is requested to release the current Subdivision Bond for The Arbor Phase 2. (Cooper)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Plainview Street Rezoning (REZONE26-0262). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-2. (McMurray)

2. Brickyard Village Amended Preliminary (PD26-0252) The Commission is requested to grant approval for an amendment to the Brickyard Village Preliminary Plat. (Cooper)

VII. OTHER BUSINESS

1. Approved Subdivisions.

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, September 14, 2026 at Noon

City Hall, 415 Broad Street, Conference Room 226

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, James Phillips, Candice Hilton, Tim Dean, BJ Walsh, Curtis Montgomery

Members Absent: Chip Millican, Jason Snapp

Staff Present: Ken Weems, AICP, Jessica McMurray, Sam Cooper, Garret Burton, JoAnn Williams

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the August 17, 2026 Work Session Minutes.
2. Approval of the August 20, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. No official action was taken.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Brickyard Village Phase 1B Final Amendment (PD25-0170). The Commission is requested to grant approval for an amendment to the Brickyard Village Phase 1B Final Plat. Staff noted that

this item adjusts open space by .04% due to minor shifting of approved open spaces. No official action was taken.

2. The Arbor Phase 2 Final Planned Development Amendment (PD26-0109). The Commission is requested to grant approval for an amendment to The Arbor Phase 2 Final Planned Development Plat. Staff noted that this amendment eliminates all sidewalks from the development. Staff stated that due to a residential lane being built, sidewalks are not required by the code. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Bancroft Hills Phase 1 Final Plat (PD26-0241). The Commission is requested to grant final plat approval for Bancroft Hills Phase 1. Staff noted that this proposal, along with the associated guarantees, would be pulled from the agenda by the applicant in favor of a future called meeting. No official action was taken.
2. Bancroft Hills Phase 1 Irrevocable Letter of Credit (PD26-0241). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Bancroft Hills Phase 1. No official action was taken.
3. Bancroft Hills Phase 1 Subdivision Bond (PD26-0241). The Commission is requested to accept a subdivision bond for on-site improvements for Bancroft Hills Phase 1. No official action was taken.
4. 616 Beaver Lane (MINSUB26-0194). The Commission is requested to grant final subdivision approval for 616 Beaver Lane along with the accompanying irregular lot variance. Staff presented the item to the Commission. Staff noted that a variance for irregular lot configuration is needed. Staff identified the portion of the lot that acts as a reserve strip. Staff also noted that the same owner will own both sides of street and recommended for the variance. No official action was taken.
5. 664 Valley Drive County Rezoning (REZONE26-0209). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the County rezoning request from County R-1 to County A-5. Staff stated that the rezoning effort is due to the owners desiring to farm the property upon their retirement. Staff noted that the proposal meets Sullivan County zoning guidelines. Staff stated that no calls or comments had been received about the rezoning effort. No official action was taken.

6. DB Right-of-Way Abandonment (VACATE25-0049). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate the public right-of-way for Indian Court, Midland Drive, and Auditorium Drive. Staff stated that surveying work has been completed to identify the right-of-way of Indian Court, Midland Drive, and Auditorium Drive that resides within the campus of Dobyys-Bennett. Staff stated that Kingsport City Schools desires to make the subject streets private. Staff noted that review was being conducted with all utilities to create any needed easements as a result of the vacating. No official action was taken.
7. Sullivan County Text Amendment (ZTA26-0235). The Commission is requested to send a positive recommendation for the proposed county zoning text amendment to the Sullivan County Commission. Staff stated that Sullivan County Planning Department is seeking to amend its' zoning code to move water treatment plants from "Extensive Impact Facilities" to "Intermediate Impact Facilities" within their jurisdiction. Staff noted that the proposal contains supplemental design guidelines which will help assist with design. Staff noted that any future proposal would have to receive approval from the Sullivan County Planning Commission. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, September 17, 2026 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, James Phillips, Candice Hilton, BJ Walsh

Members Absent: Chip Millican, Jason Snapp, Curtis Montgomery, Tim Dean

Staff Present: Ken Weems, AICP, Jessica McMurray, Sam Cooper, Garret Burton, JoAnn Williams

Visitors: Mike Odom, Lisa Odom, Deb Thompson, Dan Thompson, Chris Graham

II. APPROVAL OF THE AGENDA

Staff stated that the applicant for the first three items of new business has requested that the items be removed from the agenda in favor of coming back to the Commission for approval in the future. The items consist of the Bancroft Hills Phase 1 final and two associated guarantees for the development. A motion was made by Tim Lorimer, seconded by Candice Hilton, to approve the agenda as amended. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the August 17, 2026 Work Session Minutes.
2. Approval of the August 20, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Tim Lorimer, seconded by Candice Hilton, to approve the minutes of the August 17, 2026 work session and the August 20, 2026 regular meeting. The motion passed unanimously, 5-0.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Brickyard Village Phase 1B Final Amendment (PD25-0170). The Commission is requested to grant approval for an amendment to the Brickyard Village Phase 1B Final Plat. Staff noted that this item adjusts open space by .04% due to minor shifting of approved open spaces. Staff characterized the amendment as minor in nature, but stated that any change in open space requires approval from the Commission. A motion was made by James Phillips, seconded by Tim Lorimer, to grant approval to the amended Brickyard Village Phase 1B Final. The motion passed unanimously, 5-0.
2. The Arbor Phase 2 Final Planned Development Amendment (PD26-0109). The Commission is requested to grant approval for an amendment to The Arbor Phase 2 Final Planned Development Plat. Staff noted that this amendment eliminates all sidewalks from the development. Staff stated that due to a residential lane being built, sidewalks are not required by the code. Staff stated that the proposal meets the PD and residential lane design standards. A motion was made by Tim Lorimer, seconded by Candice Hilton, to grant approval to the amended Arbor Phase 2 final. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Bancroft Hills Phase 1 Final Plat (PD26-0241). The Commission is requested to grant final plat approval for Bancroft Hills Phase 1. This item was removed from the agenda at the request of the applicant.
2. Bancroft Hills Phase 1 Irrevocable Letter of Credit (PD26-0241). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Bancroft Hills Phase 1. This item was removed from the agenda at the request of the applicant.
3. Bancroft Hills Phase 1 Subdivision Bond (PD26-0241). The Commission is requested to accept a subdivision bond for on-site improvements for Bancroft Hills Phase 1. This item was removed from the agenda at the request of the applicant.
4. 616 Beaver Lane (MINSUB26-0194). The Commission is requested to grant final subdivision approval for 616 Beaver Lane along with the accompanying irregular lot variance. Staff

presented the item to the Commission. Staff noted that a variance for irregular lot configuration is needed. Staff identified the portion of the lot that acts as a reserve strip. Staff also noted that the same owner will own both sides of street and recommended for the variance. Staff noted that no comments had been received on the matter. A motion was made by James Phillips, seconded by Tim Lorimer, to grant final subdivision approval along with approval of the requested variance. The motion passed unanimously, 5-0.

5. 664 Valley Drive County Rezoning (REZONE26-0209). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the County rezoning request from County R-1 to County A-5. Staff stated that the rezoning effort is due to the owners desiring to farm the property upon their retirement. Staff noted that the proposal meets Sullivan County zoning guidelines and land use plan designation. Staff stated that no calls or comments had been received about the rezoning effort. A motion was made by Candice Hilton, seconded by BJ Walsh, to send a positive recommendation to the Sullivan County Commission in favor of approving the request. The motion passed unanimously, 5-0.
6. DB Right-of-Way Abandonment (VACATE25-0049). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate the public right-of-way for Indian Court, Midland Drive, and Auditorium Drive. Staff stated that surveying work has been completed to identify the right-of-way of Indian Court, Midland Drive, and Auditorium Drive that resides within the campus of Dobyys-Bennett. Staff stated that Kingsport City Schools desires to make the subject streets private. Staff noted that review was being conducted with all utilities to create any needed easements as a result of the vacating. A motion was made by Tim Lorimer, seconded by BJ Walsh, to send a positive recommendation in favor of vacating the right-of-way to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 5-0.
7. Sullivan County Text Amendment (ZTA26-0235). The Commission is requested to send a positive recommendation for the proposed county zoning text amendment to the Sullivan County Commission. Staff stated that Sullivan County Planning Department is seeking to amend its' zoning code to move water treatment plants from "Extensive Impact Facilities" to "Intermediate Impact Facilities" within their jurisdiction. Staff noted that the proposal contains supplemental design guidelines which will help assist with design. Staff noted that any future proposal would have to receive approval from the Sullivan County Planning Commission. A motion was made by Candice Hilton, seconded by Tim Lorimer, to send a positive recommendation in favor of approving the zoning text amendment. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

The Chairman requested public comment. No public comment was received.

IX. ADJOURN

The meeting adjourned at 6:15p.m.



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, October 01, 2026 at 5:30 PM

City Hall, 415 Broad Street, Conference Room 226

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, James Phillips, Tim Dean, BJ Walsh

Members Absent: Chip Millican, Jason Snapp, Curtis Montgomery, Tim Dean

Staff Present: Ken Weems, AICP, Sam Cooper, Garret Burton, JoAnn Williams

Visitors: none

II. APPROVAL OF THE AGENDA

A motion was made by BJ Walsh, seconded by Tim Lorimer, to approve the agenda as presented. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Bancroft Hills Phase 1 Final Plat (PD26-0241). The Commission is requested to grant final plat approval for Bancroft Hills Phase 1. Staff presented the item to the Commission. Staff stated

that this phase brings a total of 40 single family home lots into the City. Staff noted the residential street standard used in the project to serve the new homes. Staff stated that the proposed phase 1 matches the existing preliminary approval for the site. Staff stated that a final phase is in the process of being constructed and will be final platted in the coming months. A motion was made by Tim Dean, seconded by James Phillips, to grant final plat approval for Bancroft Hills phase 1. The motion passed unanimously, 6-0.

2. Bancroft Hills Phase 1 Irrevocable Letter of Credit (PD26-0241). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Bancroft Hills Phase 1. Staff stated that the guarantees for the development consist of two total guarantees. Staff noted that this irrevocable letter of credit covers the remaining items to complete the development minus sidewalks. Staff explained that sidewalks will be guaranteed with the next item on the agenda. Staff noted that this irrevocable letter of credit amounts to \$45,792.00. Staff noted that the letter has a performance date of July 1, 2027 and an expiration date of October 1, 2027. A motion was made by Tim Lorimer, seconded by BJ Walsh to accept the letter of credit in the amount of \$45,792.00 for the remaining improvements for Bancroft Hills Phase 1. The motion passed unanimously, 6-0.
3. Bancroft Hills Phase 1 Subdivision Bond (PD26-0241). The Commission is requested to accept a subdivision bond for on-site improvements for Bancroft Hills Phase 1. Staff stated that this is the second of two guarantees for this site and covers sidewalk construction. The instrument of guarantee is a bond in the amount of \$104,344.17. The bond will have a performance date of July 1, 2027 and an expiration date of October 1, 2027. A motion was made by Tim Lorimer, seconded by James Phillips, to accept a bond in the amount of \$104,344.17 for the remaining improvements to Bancroft Hills Phase 1. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

Public comment was requested. No public comment was received.

IX. ADJOURN

The meeting adjourned at 5:43p.m.

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAMUEL COOPER, PLANNER II

DATE: OCTOBER 15, 2026

SUBJECT: SUBDIVISION BOND FOR THE ARBOR PH. 2 RELEASE

FILE NUMBER: PD26-0109

During the September 17, 2026 planning commission meeting, the commission voted unanimously to approve the amendment to The Arbor Phase 2 final plat. This amendment removed the sidewalk from the residential lane cross-section that the developer did not original have to include in their plans. Consequently, the associated bond that DR Horton supplied to cover their bond estimate for the construction of the sidewalk is no longer required.

The current subdivision bond has a performance date of March 18, 2027 with an expiration date of June 18, 2027.

Staff recommends approval for the release of DR Horton's Subdivision Bond in the amount of \$154,622.18.

REPLAT OF THE ARBOR - PHASE 2

RIVERBEND ROAD
KINGSPORT, TENNESSEE



REPLAT OF THE ARBOR
PHASE 2 FINAL PLANNED DEVELOPMENT
CITY OF KINGSFORD PLANNING COMMISSION

TOTAL ACRES <u>92.98</u>	TOTAL UNITS <u>47</u>	
ACRES NEW ROAD <u>0.882</u>	MILES NEW ROAD <u>0.196</u>	

OWNER LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
SURVEYOR LARRY CLIBBERSON CLOSURE ERROR/10,000

SCALE 1"=60'  **DATE: 9-09-26**

Clibberson Surveying
 P.O. Box 190, Nickassville, VA 24271
 (276) 479-0993

Sheet 1 of 3

SITE & ZONING DATA

OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC
367 HOG HOLLOW ROAD
JOHNSON CITY, TENNESSEE 37615

SITE ADDRESS: 11119 & 1120 RIVERBEND DRIVE
(CITY OF KINGSFORD)

PRESNET ZONING: PROPERTY CURRENTLY ZONED PD
(CITY OF KINGSFORD)

PROPOSED ZONING: PD (CITY OF KINGSFORD)

A. SETBACKS:

TAX PARCELS:

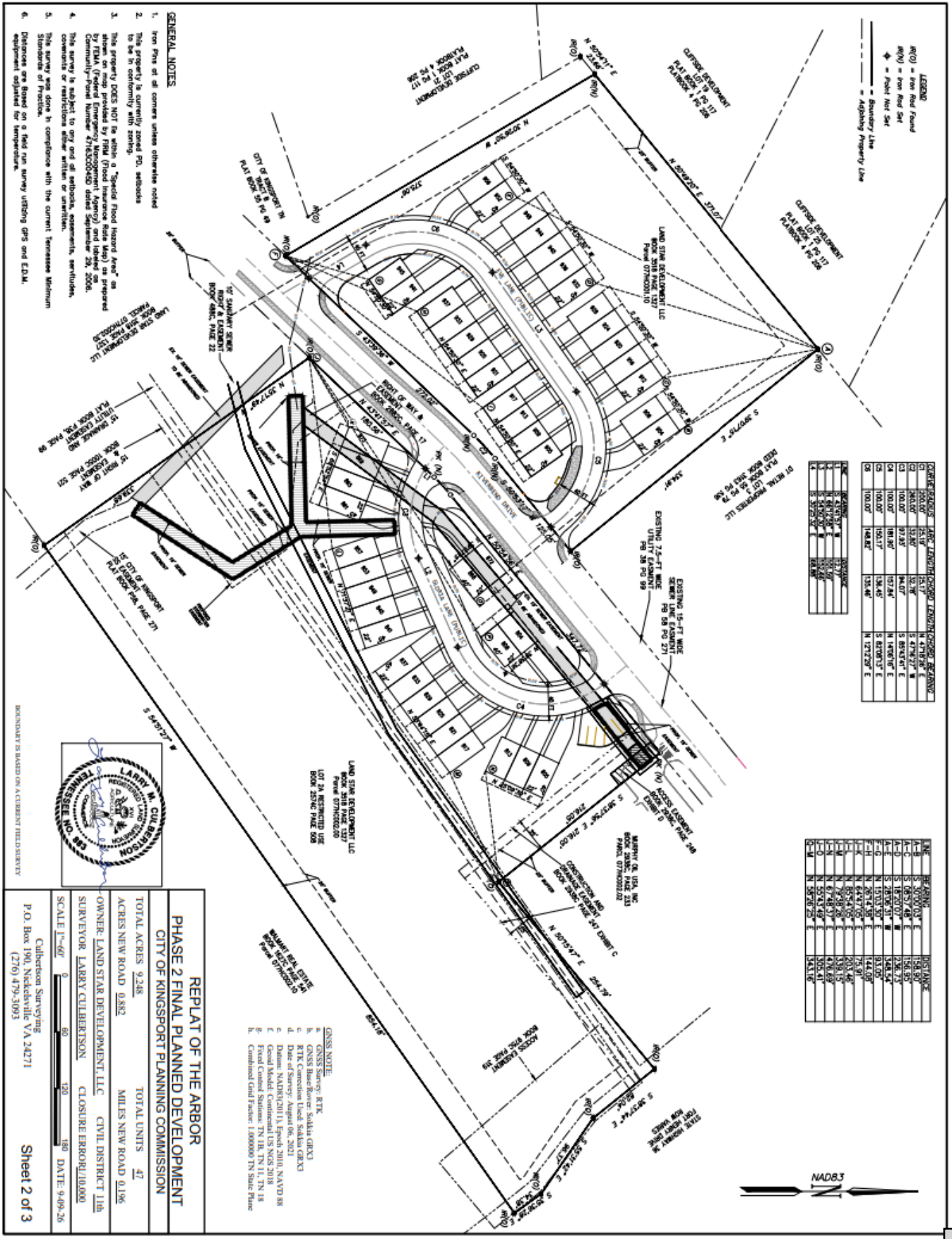
SULLIVAN COUNTY - 2 PARCELS:
NORTH (N) - 082077H 020110
SOUTH (S) - 082077H 020200

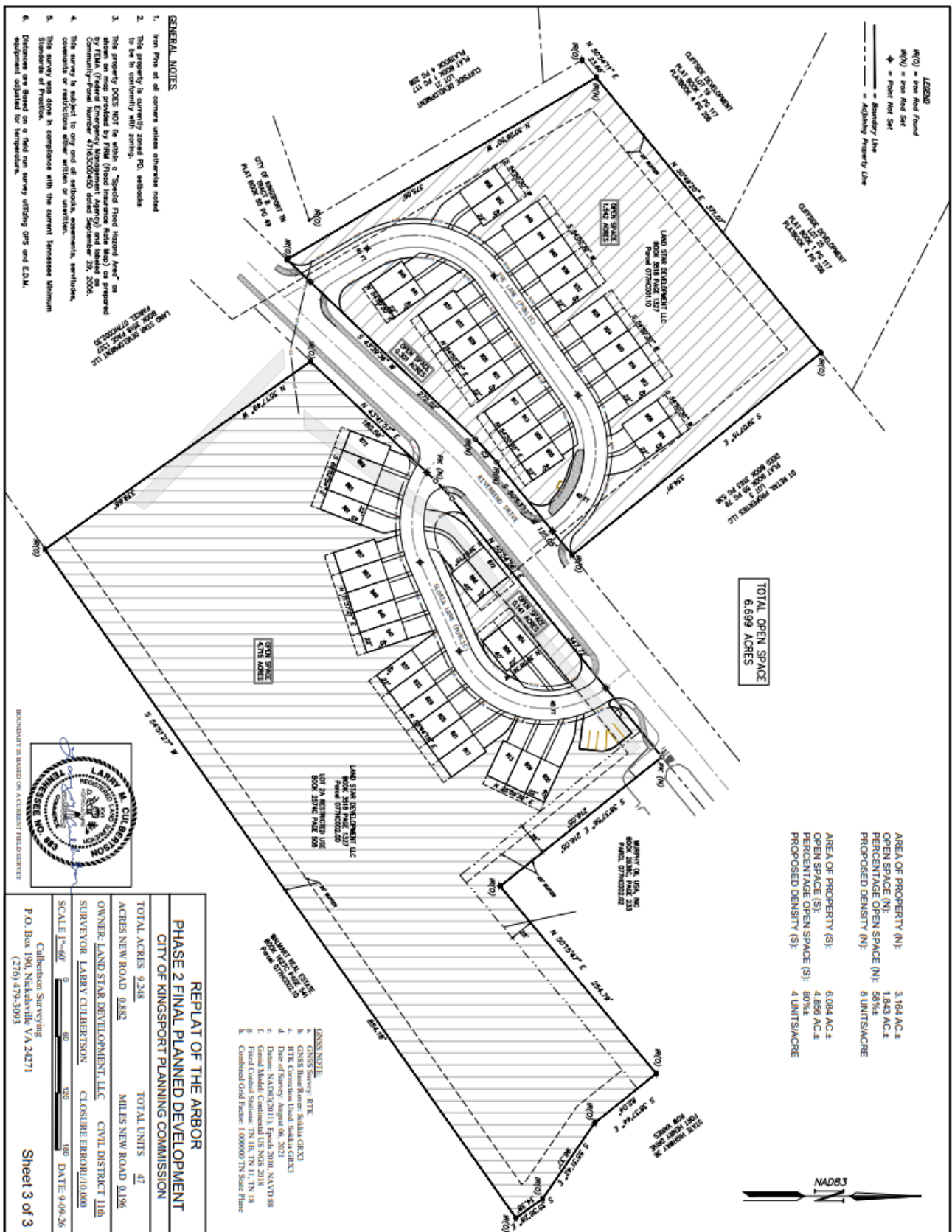
PARKING SPACES: 47 MULTIFAMILY DWELLING UNITS (N+S)
2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE)
+ 5 COMMON PARKING SPACES = 99 PARKING SPACES
PROVIDED.

ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORD.

ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORD.

ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION, ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.





SUBDIVISION BONDBond No. 016253147KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.6 Sheridan Square, Suite 200 Kingsport, TN 37660as Principal, and Liberty Mutual Insurance Companyauthorized to do business in the State of TN, as Surety, are held and firmly bound untoCity Of Kingsport, TNas Obligor, in the penal sum of One Hundred Fifty Four Thousand Six Hundred Twenty Two Dollars and Eighteen Cents

(\$ 154,622.18) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc.has agreed to construct in The Arbors Phase 2the following improvements: The Arbors Phase 2 - Sidewalk

All such improvements to be completed in accordance with approved subdivision plans, subdivision regulations and Kingsport Code of Ordinances.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligor harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 22nd day of June, 2026.D.R. Horton, Inc.By: *Elinoreen Dow*

Principal

Liberty Mutual Insurance CompanyBy: *Noah William Pierce*

Noah William Pierce

Attorney-in-Fact





POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Noah William Pierce all of the city of Tampa state of FL its true and lawful attorney-in-fact, with full power and authority hereby conferred to sign, execute and acknowledge the following surety bonds, undertakings, recognizances, contracts of indemnity, and all other surety obligations related thereto, the execution of which shall be binding upon the Companies as if it had been duly signed and executed by its own officers:

Principal Name: D.R. Horton, Inc.
Obligee Name: City Of Kingsport, TN
Surety Bond Number: 016253147

Bond Amount: See Bond Form

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 22nd day of June, 2026.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 22nd day of June, 2026, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 22nd day of June, 2026.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0262

Plainview Street Rezoning

Property Information			
Address		Plainview Street	
Tax Map, Group, Parcel		Tax Map 062I Group H Parcel 008.00	
Civil District		11	
Overlay District		n/a	
Placetype Designation		Suburban Living	
Acres		Rezone Site .36 acres +/-	
Existing Use	vacant	Existing Zoning	R-1B
Proposed Use	duplex	Proposed Zoning	R-2
Owner /Applicant Information			
Name: Seth Jarvis Address: 3629 Orebank Road City: Kingsport State: TN Zip Code: 37664		Intent: <i>To rezone from R-1B (Residential District) to R-2 (Two-Family Residential District) to accommodate construction of a duplex.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons: - The request is consistent with the surrounding residential uses and provides an appropriate transition between the different zoning districts. <i>The proposed R-2, Two-Family Residential District, provides an appropriate transition between the lower-density R-1B, Single-Family Residential District, and the adjoining R-3, Low-Density Apartment District.</i> Staff Field Notes and General Comments: <i>Water and sewer available to the rezoning site.</i> <i>The development review team is supportive of the rezoning request.</i> <i>The R-2 zoning provides a gradual change in density between the single-family homes in the R-1B district and the higher-density residential development allowed in the R-3 district.</i>			
Planner:	Jessica McMurray	Date:	September 17, 2026
Planning Commission Action		Meeting Date:	October 15, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0262

PROPERTY INFORMATION

ADDRESS	Plainview Street
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-2 (Two-Family Residential District)
ACRES	Rezone Site .36 acres +/-
EXISTING USE	vacant
PROPOSED USE	duplex

PETITIONER**ADDRESS** 3629 Orebank Road, Kingsport, TN 37664**INTENT**

To rezone from R-1B (Residential District) to R-2 (Two-Family Residential District) to accommodate construction of a duplex.

Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE26-0262

Vicinity Map

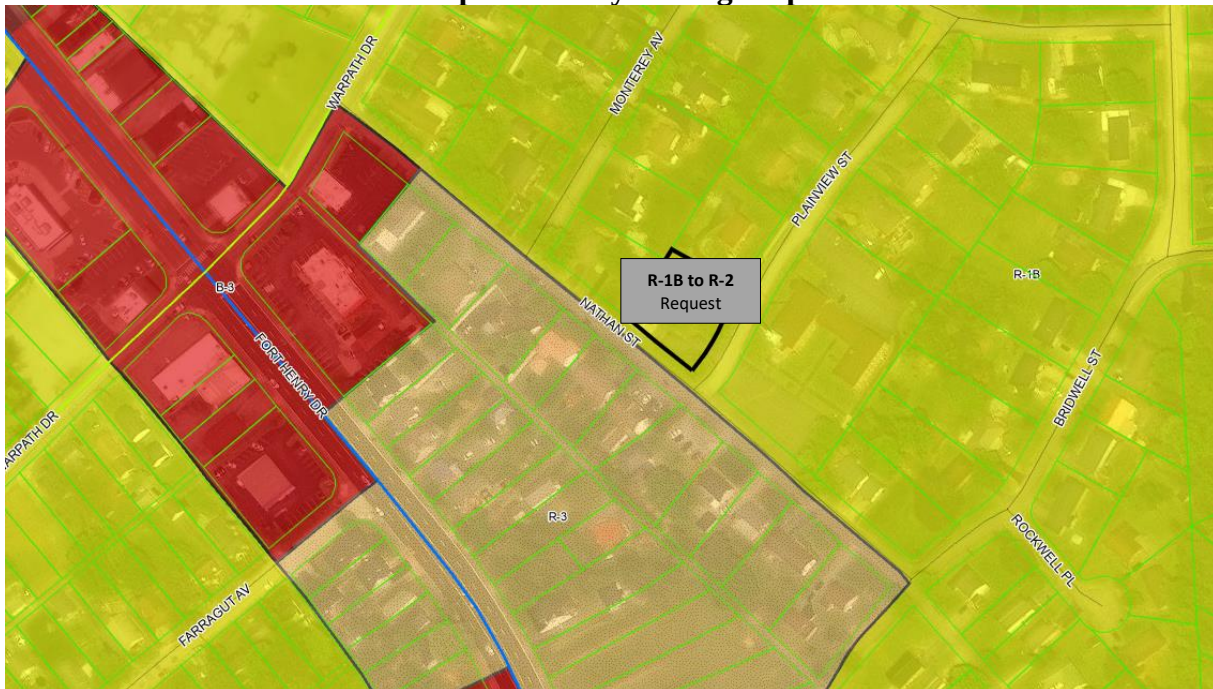


Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE26-0262**

Surrounding City Zoning Map



Expanded City Zoning Map

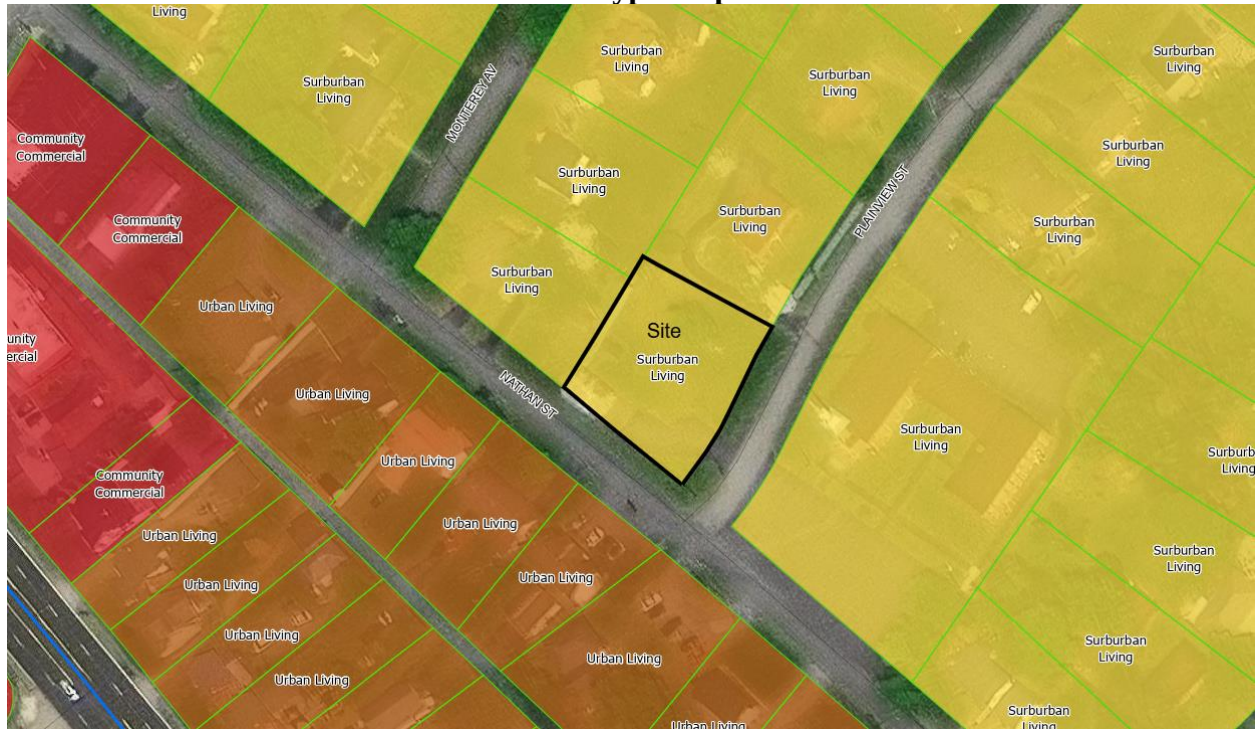


Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0262

Placetype Map



Placetype: Suburban Living

Character and Intent

Predominately single-family housing on detached lots. Homes generally located in platted subdivisions with all utilities, residential streets, and sidewalks. This area is predominately outside of the historic core of the city and primarily developed post World War II.

Preferred Uses**Primary Uses:**

Single-family detached homes

Secondary Uses:

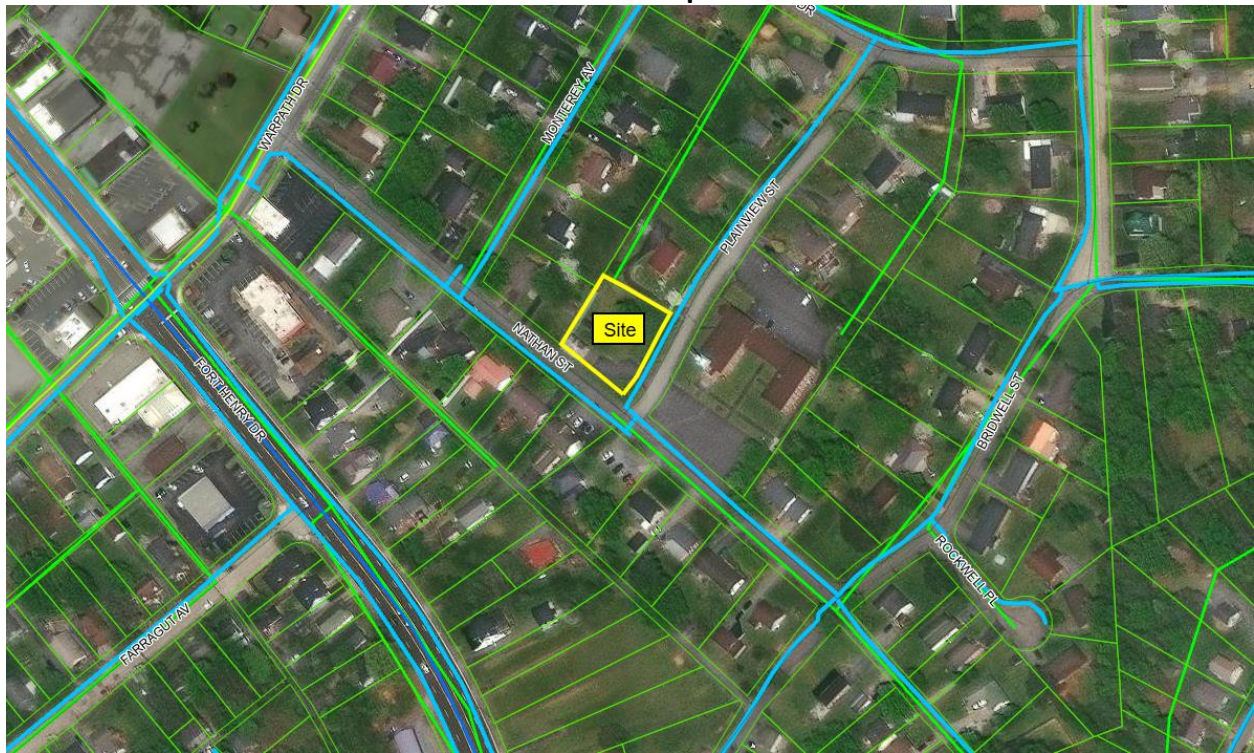
Civic and institutional uses
Parks and open space

Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE26-0262

Aerial Map



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE26-0262**

View from Nathan Street facing site



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE26-0262

Site View facing Plainview Street



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0262

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1B</u> Use: single family	
East	2	<u>Zone: City R-1B</u> Use: single-family	
South	3	<u>Zone: City R-3</u> Use: single-family/multi-dwelling mix	
West	4	<u>Zone: City B-3</u> Use: commercial	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0262

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed R-2 district permits duplexes, which are compatible with the surrounding residential development. Although the area is primarily single-family, the proposed duplex represents a modest increase in density.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposal would allow duplexes with residential units. The limited increase in density is not expected to adversely affect surrounding properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under R-1B zoning for single-family development. The requested R-2 zoning would provide an additional residential development option.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** No. The Future Land Use/Placetype Map designates the property as Suburban Living, which does not support duplex development. However, the proposed use remains residential in nature and represents only a modest increase in density compared to the existing R-1B zoning.

Proposed use: Duplex

The Future Placetype Map recommends Suburban Living

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** No. No significant changed conditions have been identified. While the proposed use would introduce a modest increase in density, the property remains appropriate for residential development.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0262

Zoning Development Plan (A Full Size Copy Available for Meeting)

Requests to rezone property to R-1A, R-1B, R-1C, or R-2 zoning districts do not require a Zoning Development Plan (ZDP) to be submitted with the rezoning application.

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE26-0262****CONCLUSION**

Staff recommends approval of the rezoning from R-1B to R-2 based on its consistency with the surrounding residential uses and its role as an appropriate transition zone.

PROPERTY INFORMATION:	Brickyard Village Amended Preliminary
ADDRESS:	Brickyard Park Drive
DISTRICT, LAND LOT:	11 th Civil District, Tax Map 046P Parcel 009.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 53.46
EXISTING USE:	Vacant
PROPOSED USE:	Single-Family & Multi-Family Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

The applicant is seeking approval to amend the preliminary plan for the Brickyard Village project.

Staff Comments:

The plan shows the required 25' development free periphery and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 49.81% or 26.63 acres. This qualifies the development for a density of up to 10 units per acre. The proposed density of the development is 9.16 units per acre, totaling 490 units total.

All departments have given a positive recommendation for the amended Brickyard Village preliminary plan.

Staff recommends granting preliminary plan approval for the amended Brickyard Village preliminary plan.

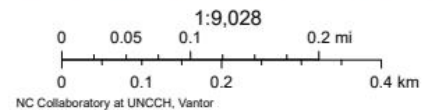
Brickyard Village Site Map



10/7/2026, 3:47:10 PM

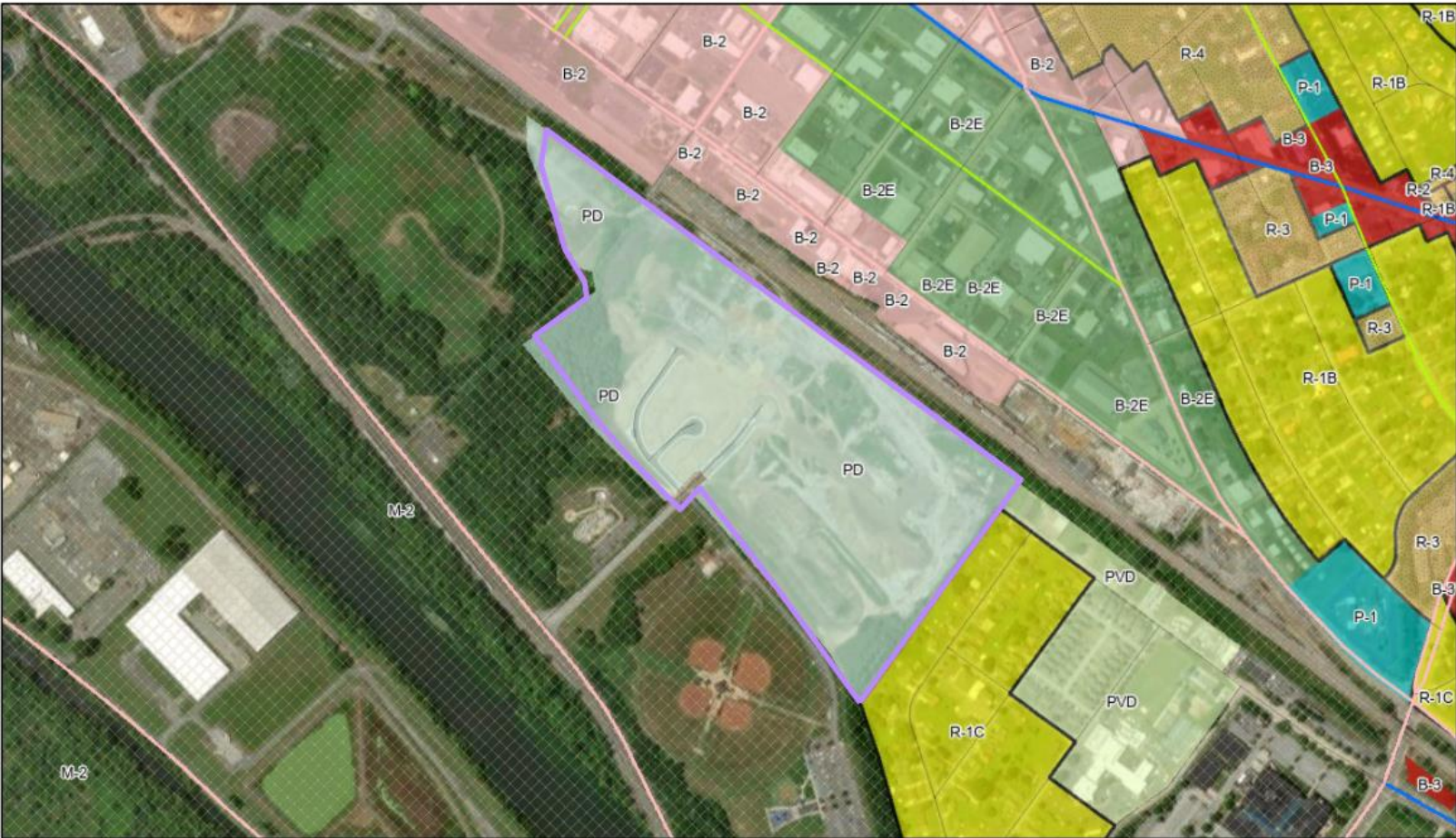
Streets

Minor Arterial Local Street
Major Arterial Collector Street



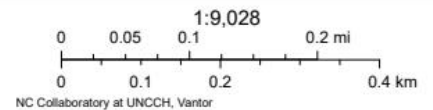
Web AppBuilder for ArcGIS

Brickyard Village Zoning PD - Planned Development District



10/7/2026, 3:48:48 PM

City Zoning	B-3	PD	R-1C	R-4	Minor Arterial
B-2E	M-2	PVD	R-2	Streets	Collector Street
B-2	P-1	R-1B	R-3	Major Arterial	Local Street



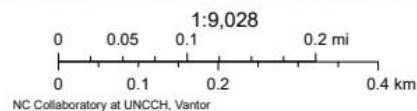
Web AppBuilder for ArcGIS

Brickyard Village Utilities



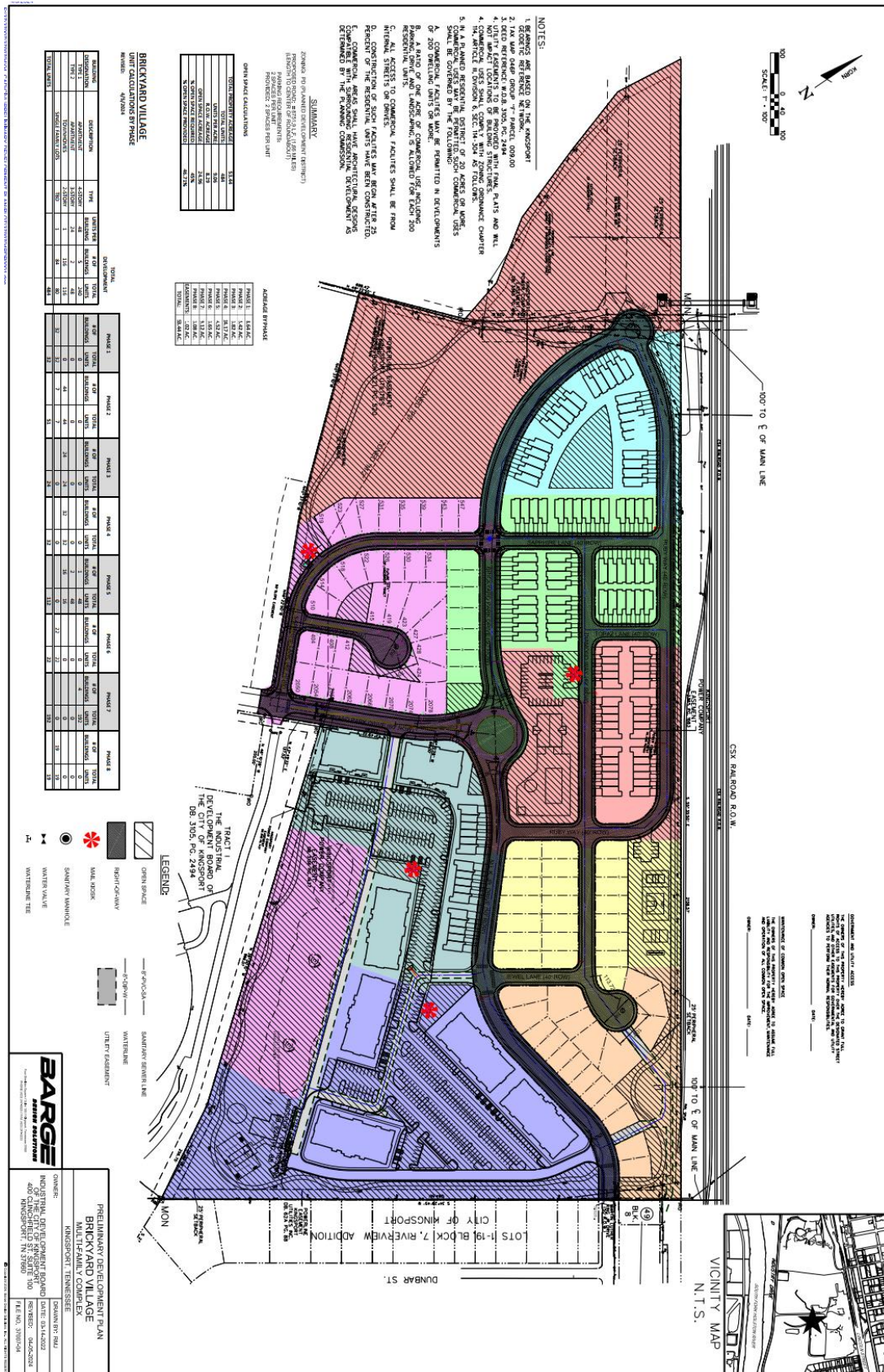
10/7/2026, 3:50:21 PM

— Sewer Mains
— Water Lines

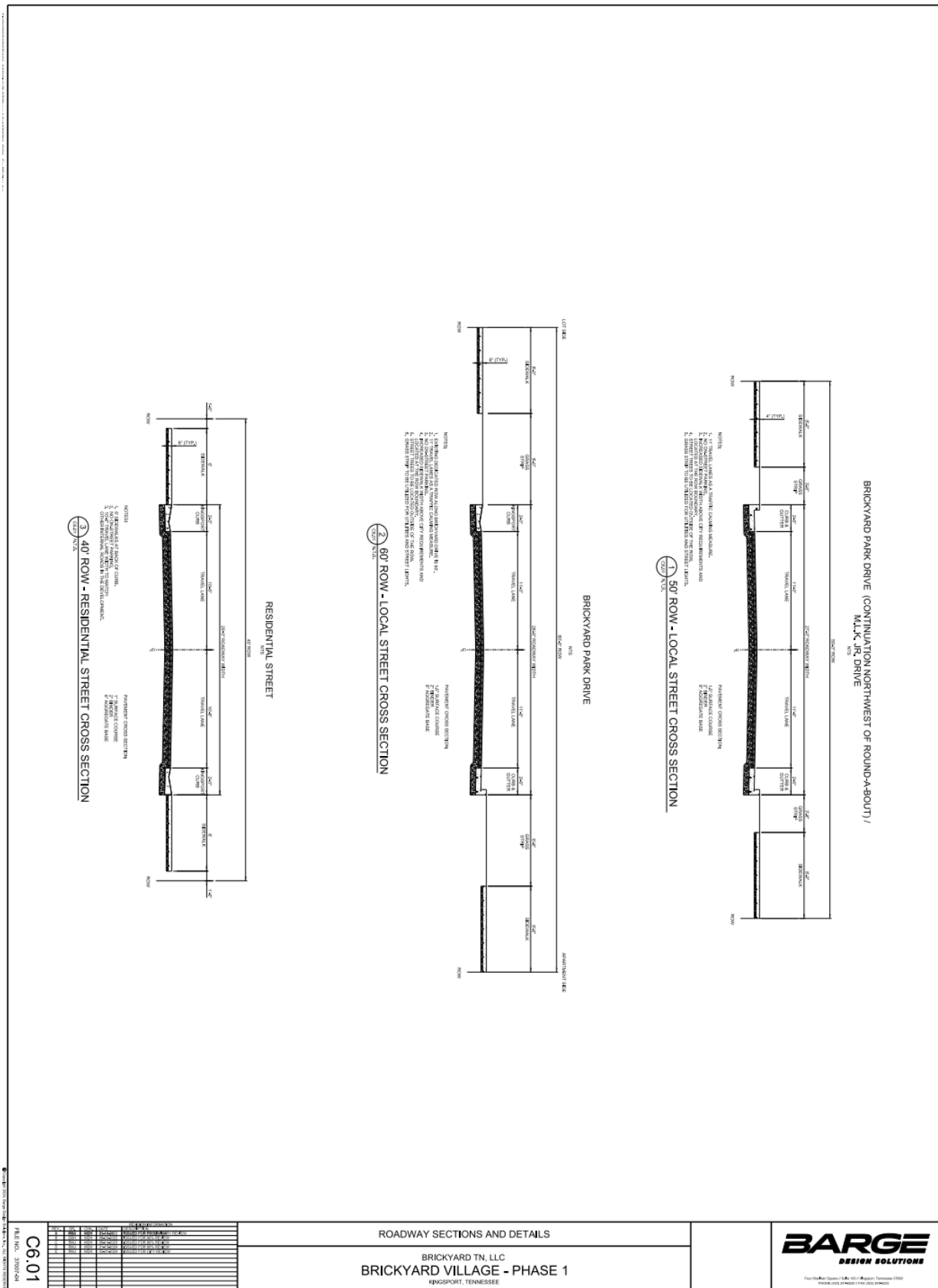


Web AppBuilder for ArcGIS

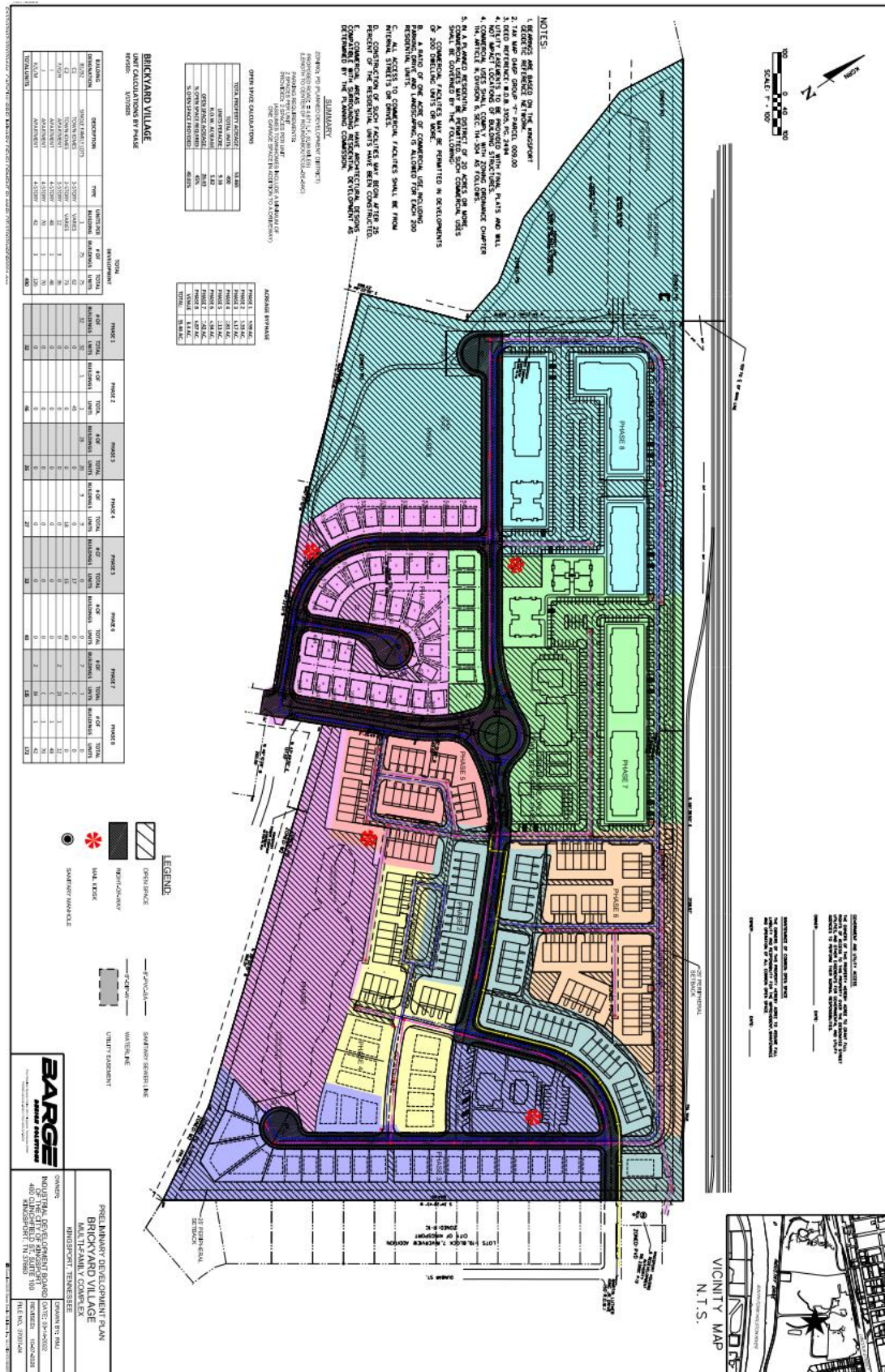
Approved Preliminary Plan



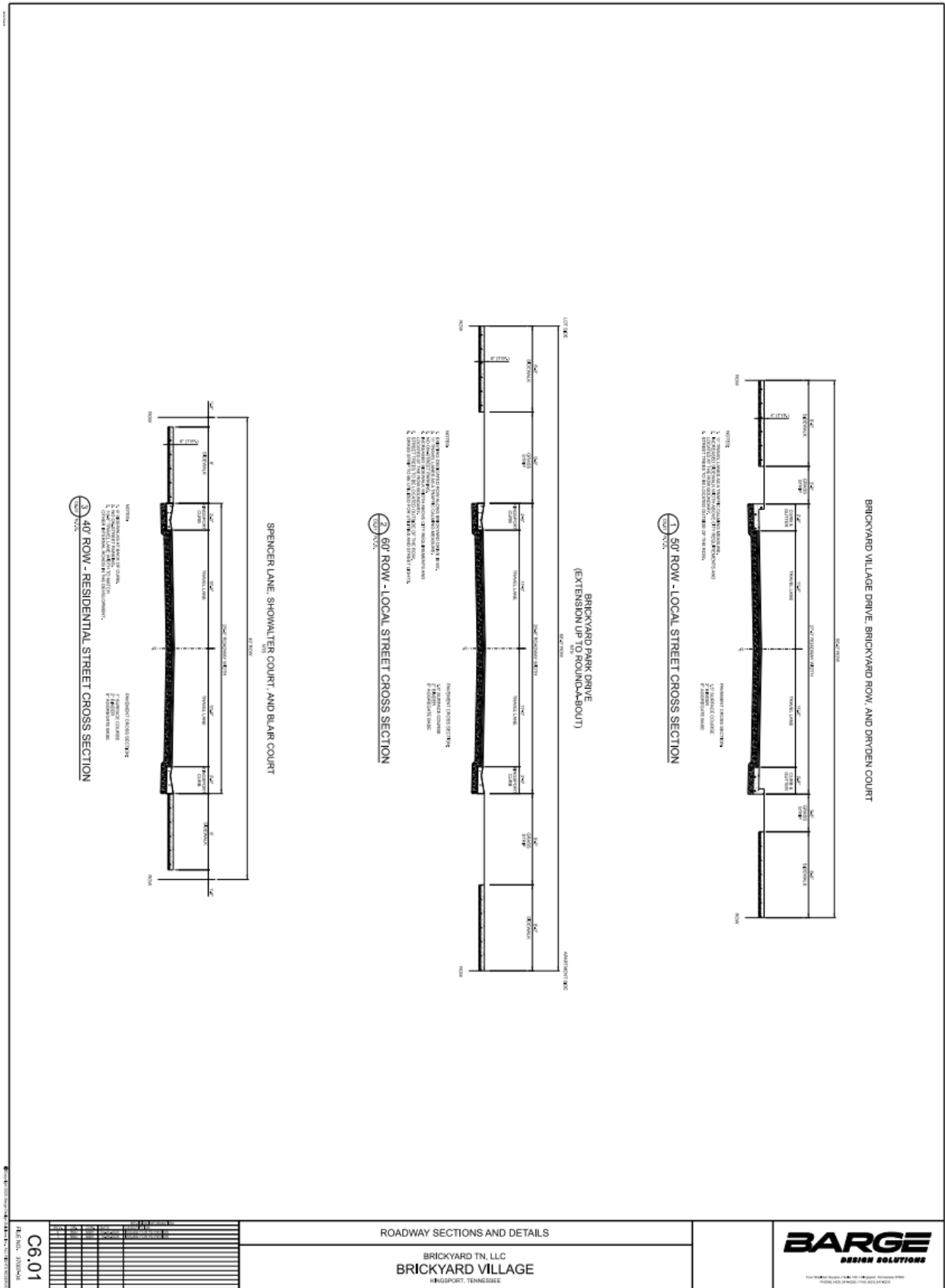
Approved Cross-Sections



Amended Preliminary Plan



Amended Cross-Sections



Recommendation:

Staff recommends granting preliminary plan approval for the amended Brickyard Village preliminary plan.



October 15th, 2026

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. 616 Beaver Lane
2. 3704 Arrowhead Trail
3. 4288 Anchor Pointe Drive
4. 1932/1936 Diana Road
5. Miller Parke Re-Plat
6. The Arbor Phase 2 Re-Plat
7. Bancroft Hills Phase 1

Sincerely,

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

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 1 - defined as Replat of 3.57 Acre Lot Gravelly Baptist Church - located in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

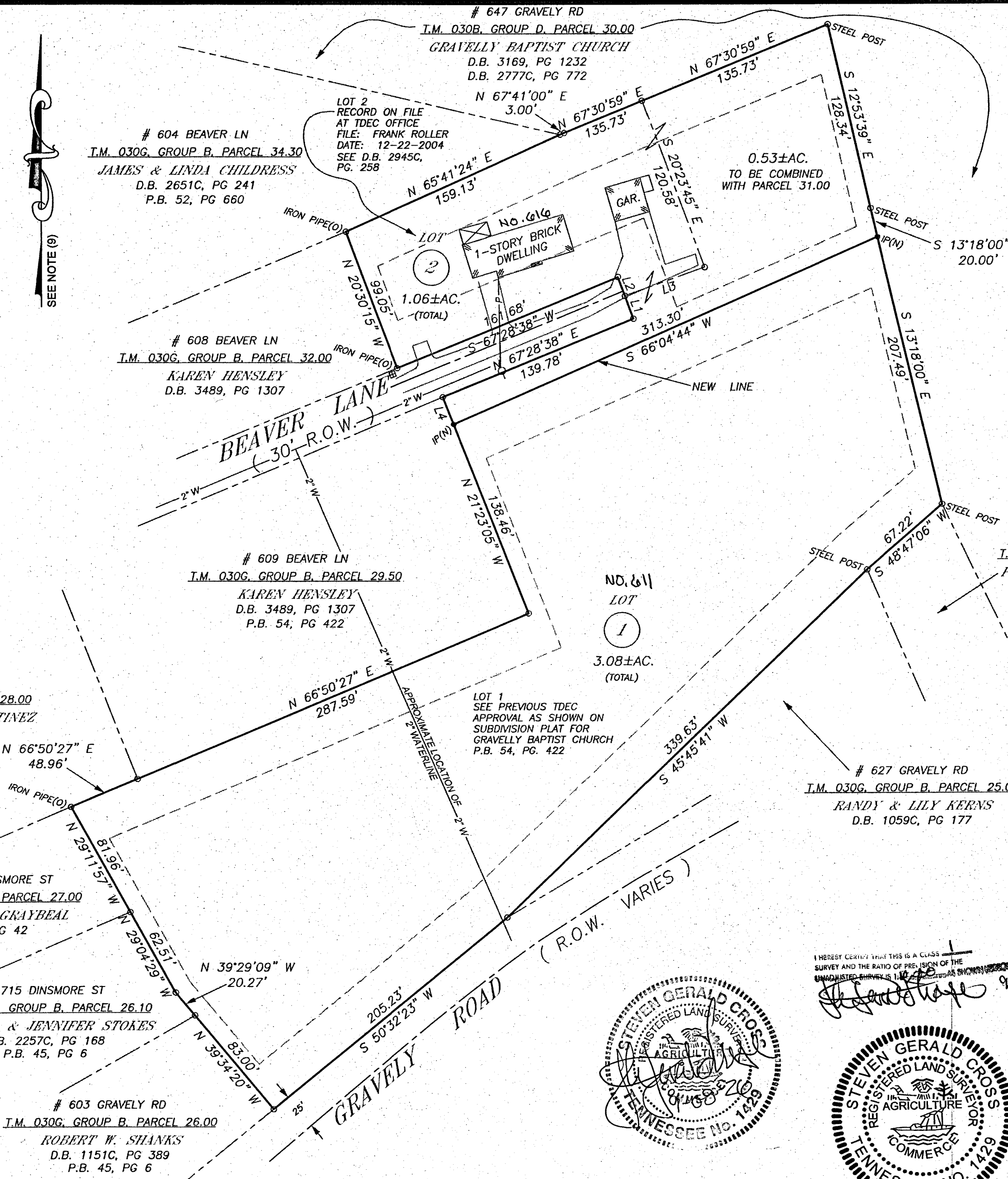
If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems* in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

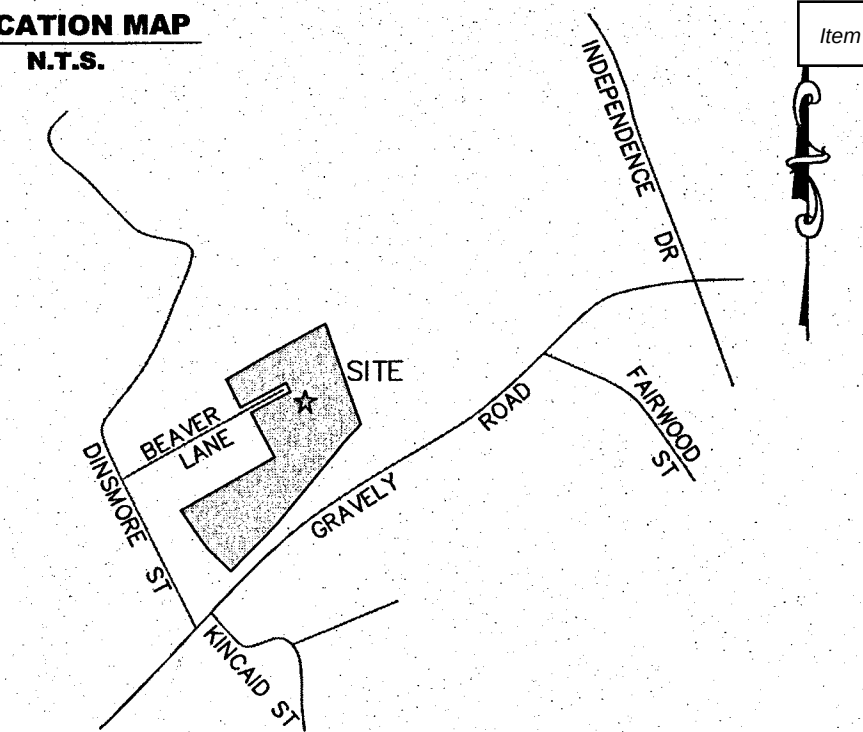
Lot 1:
Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 2:
Lot 2 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

Clayton Stanley ES 09/10/2026
Environmental Scientist Date
TN Division of Water Resources



LOCATION MAP N.T.S.



NUMBER	DIRECTION	DISTANCE
L1	N 20°06'47" W	16.46'
L2	N 20°23'45" W	13.68'
L3	S 70°25'58" W	56.87'
L4	N 21°23'05" W	20.00'

NOTES

- THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD ON THIS DATE.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO REAL ESTATE RIGHTS AND INTERESTS OF OTHERS THAT MAY BE REVEALED BY SUCH REPORT.
- LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE SULLIVAN COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE PROPERTY IS LOCATED IN ZONE 'X' AS SHOWN ON F.I.R.M. MAP NUMBER 47163C0035D, EFFECTIVE DATE SEPTEMBER 29, 2006.
- TAX MAP: 030G, GROUP B, PARCELS 29.00 & 31.00
TITLE SOURCE: DEED BOOK 2287C, PAGE 270; DEED BOOK 2916C, PAGE 780; PLAT BOOK 54, PAGE 422
- CURRENT ZONING: R-1
SETBACKS: FRONT YARD = 30', REAR YARD = 30', SIDE YARD = 12'
- BASIS OF BEARINGS ARE REFERENCED TO PLAT BOOK 53, PAGE 199.

LEGEND

- IP(O) = IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- IP(N) = 1/2" CAPPED IRON PIN SET THIS SURVEY
- UTILITY POLE
- FIRE HYDRANT
- WATER METER
- CENTER LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- FENCE LINE
- BUILDING SETBACKS

Slide A-1942

Sheena Tinsley, Register
Sullivan County
Rec #: 402679 Instrument #: 26019595
Rec'd: 15.00 Recorded
State: 0.00 9/21/2026 at 12:21 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 556-556

OWNERS: GRAVELLY BAPTIST CHURCH
647 GRAVELLY ROAD
KINGSPORT, TENNESSEE 37660

MICHAEL & LISA ODOM
616 BEAVER LANE
KINGSPORT, TENNESSEE 37660

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
DATE 9-15-26
CITY CLERK DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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.
DATE
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

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) 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 9/15/26
Michael Amell, President of Corporation
Michael Amell, Owner
Laron Amell, Owner

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.
DATE 9-08-26
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.
DATE 9-15-26
Michael Amell, Surveyor
IN REG. NO. 1429

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE BLOOMINGDALE WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
DATE SEPT 21, 2026
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY:
(1) THAT 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.
DATE 9-16-26
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

60' 0' 60' 120'
30 JULY 2026
REVISED: 12 AUG 2026
REVISED: 08 SEP 2026

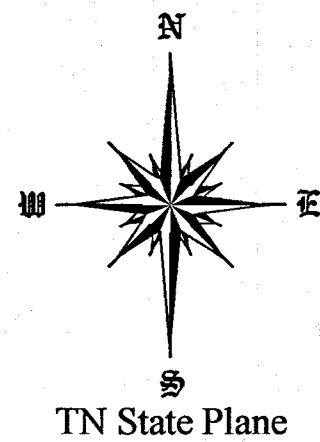
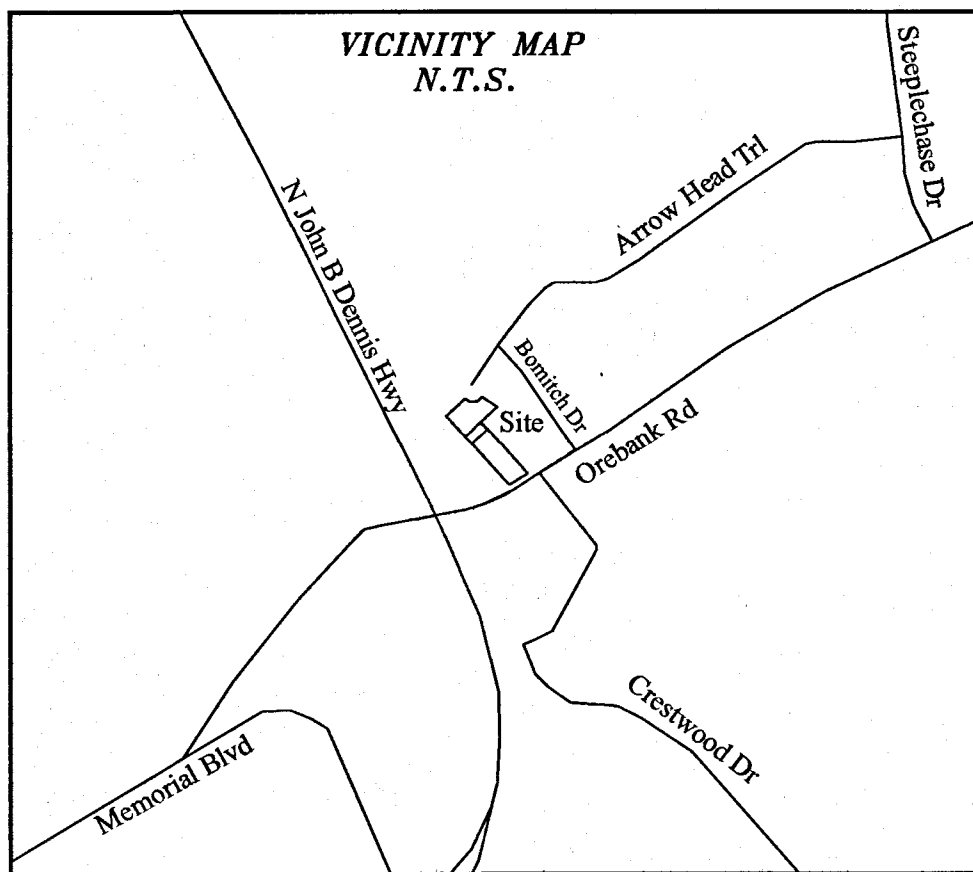
CERTIFICATE OF APPROVAL FOR RECORDING

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 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.
DATE 9/21/2026
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CROSS LAND
SURVEYING & PLANNING
1608 EDMONT AVENUE
BRISTOL, TN. 37620
423-764-0229
EMAIL: CROSSLS@BTES.TV
BRISTOL, TN. 37620
423-764-1667
FAX: 423-764-1972

REPLAT OF 3.57 ACRE LOT GRAVELLY BAPTIST CHURCH

KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 4.14± TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER ODOM & GRAVELLY CHURCH CIVIL DISTRICT 11th
SURVEYOR STEVEN G. CROSS CLOSURE ERROR 1:10,000
SCALE 1" = 60' DRAWN BY S.G.C.

VICINITY MAP
N.T.S.**BUILDING SETBACK NOTE**

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

EASEMENT NOTE

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

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

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

I hereby certify that this is a category 4 survey and the ratio of precision of the un-adsuted survey is 1-10,000+ as shown hereon.

UNDISCOVERED EXISTING UTILITIES LOCATED ON THE PROPERTY

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

EASEMENT NOTE

There is hereby established an easement area a minimum of 7' 1/2" wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff. Such standard easement area is in addition to any other easements as may be delineated on the on the final plat. No primary or custom accessory structures may be placed within these easements. Minor structures such as but not limited to fences and planter boxes may be located within the easements but they must not block, restrict or divert the flow of stormwater.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP #: 47163C0045D
HAWKINS COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2026

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

September 15, 2026
DATE

Carmen Garza
KINGSPORT CITY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

9/16, 2026
DATE

[Signature]
AUTHORIZING AGENCY
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC DISPOSAL SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

9/16, 2026
DATE

[Signature]
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

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) 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 AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

Sept 14, 2026
DATE

[Signature]
OWNER
Jonathan Puckett
[Signature]
OWNER
Jennifer Puckett

CERTIFICATE OF ACCURACY

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

Sept 1st, 2026
DATE

[Signature]
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT 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 CITY PLANNING COMMISSION

DATE

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 REGIONAL PLANNING COMMISSION, EXCEPT FOR 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 CITY REGISTRAR.

9/16, 2026
DATE

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION
SECRETARY

CERTIFICATION BY REGISTER OF DEEDS

Slide A-1941

Sheena Tinsley, Register
Sullivan County
Rec #: 402479 Instrument #: 26019359
Rec'd: 15.00 Recorded
State: 0.00 9/17/2026 at 8:04 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 551-551

Legend

- denotes Rebar Found
- denotes Rebar Set
- ⊙ denotes Calculated Point Unless otherwise Noted
- denotes Highway Marker
- ▲ denotes Railroad Spike
- ⊗ denotes Water Meter

Notes

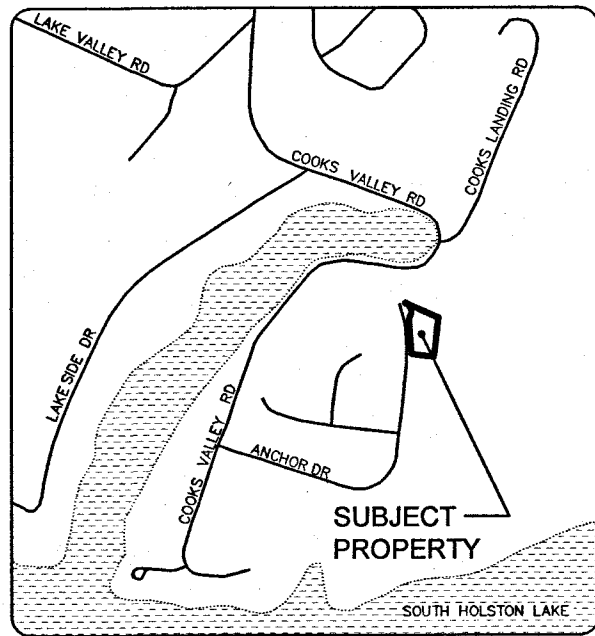
1. Deed Reference: Portion of WB 75 - PG 623, DB 3577 - PG 579 DB 3601 - PG 2332
2. TAX MAP: Portion of 062B B 017.00, 062B B 011.00, 012.00
3. GNSS NOTE:
 - a. GNSS Survey: RTK
 - b. GNSS Base/Rover: Carlson BRX7
 - c. RTK Correction Used: Carlson GNSS
 - d. Date of Survey: 07-29-2026
 - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: Carlson Skynet 412
 - h. Combined Grid Factor: 1.000000 TN State Plane



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: JONATHAN PUCKETT

Date 07-30-2026	File:puckett-j.DWG Drawn By: SWS	Scale: 1" = 60'
Eleventh (11th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9236



Vicinity Map
(not to scale)

SURVEYOR NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO COMBINE THREE (3) LOTS INTO ONE (1) LOT.
- 2) SUBJECT PROPERTY OWNER: JEFFREY & PATRICIA OWENS; DEED REFERENCE: DEED BOOK 3710, PAGE 2499. THE SUBJECT PROPERTY IS DESIGNATED AS **PARCEL 23.00, 24.00 & 25.00 ON SULLIVAN COUNTY TAX MAP 077F, GROUP A.**
- 3) SUBJECT PROPERTY ZONING CLASSIFICATION: PD; SETBACK INFORMATION: REAR = 30 FOOT. ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 4) SUBJECT PROPERTY ADDRESSES: **4292** ANCHOR POINT DRIVE, KINGSPORT, TN 37664 (LOT 23R)
- 4) **FLOOD CERTIFICATION:** THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) THE LOCATION OF THE PROPERTY BOUNDARIES AS DEPICTED HEREON, ARE BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENT CORNERS OF THE PROPERTY BOUNDARY. CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
- 6) ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON THE SITE ARE NOT NECESSARILY SHOWN.
- 7) ALL BUILDINGS SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- 8) THE AREA SHOWN HEREON HAS BEEN CALCULATED BY COORDINATE COMPUTATION METHOD.
- 9) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

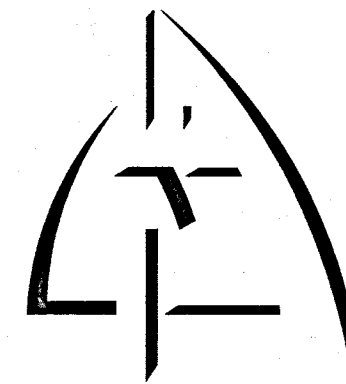
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND NOT WRITTEN, RECORDED AND NOT RECORDED.
- 11) ALL PLAT AND DEED REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE SULLIVAN COUNTY, TENNESSEE.
- 12) ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER(S)/DEVELOPER(S) RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- 13) NO TITLE REPORT HAS BEEN FURNISHED; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE & CURRENT TITLE SEARCH.
- 14) **EASEMENTS:** ALL PUBLIC UTILITIES ARE WITHIN A 12 FOOT EASEMENT. THERE IS A 12 FOOT SEWER EASEMENT FROM MAIN SEWER LINE TO EACH INDIVIDUAL CLEAN OUT. THERE IS A 12 FOOT WATERLINE EASEMENT FROM MAIN WATERLINE TO EACH INDIVIDUAL WATER METER.
- 15) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUSTY NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICTS. TENNESSEE ONE CALL 1-800-351-1111.

REVISIONS:
1) ADD ADDRESS TO LOT 23R - 09/10/2026
2) REVISE 911 CERT. - 09/10/2026

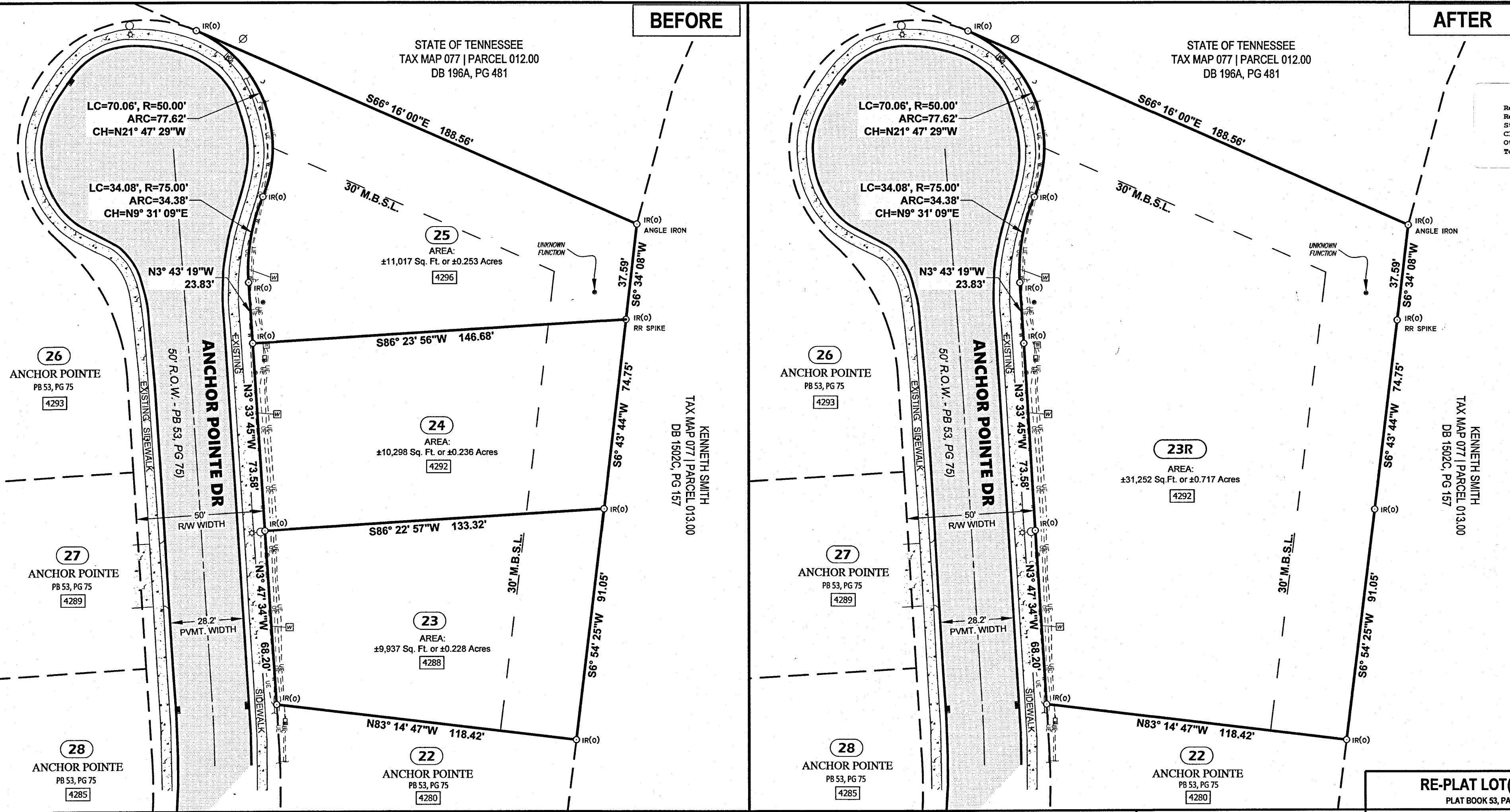
SOURCE OF NORTH
US State Plane 1983
Zone: Tennessee 4100
Datum: NAD83 (CONUS)

LEGEND

- Subject Property Boundary Line
- Adjoiner boundary line (not surveyed)
- Minimum Building Setback Line (M.B.S.L.)
- Road Centerline (as measured)
- UC - Underground Communication Line (per paint marks)
- UE - Underground Electrical Line (per paint marks)
- W - Water Line (per paint marks)
- Property Boundary Corner 1/2" Rebar
- Capped RLS 1599 (unless otherwise noted)
- Pad Mounted Transformer
- Utility Pole
- Street Lamp
- Guy Wire
- Water Meter
- Water Valve
- Sewer Clean-out
- Telephone Pedestal
- Curb Inlet
- Deed Book
- Page
- Plat Book
- Right-of-Way



GEOMATICS
G3 GEOMATICS, LLC
P.O. Box 594
Johnson City, TN 37605
615.775.6522
gregg@g3geomatics.com
www.g3geomatics.com



Slide A-1942

Sheena Tinsley, Registrar
Sullivan County
Rec #: 402594 Instrument #: 26019502
Rec'd: 15.00 Recorded
State: 0.00 9/21/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 555-555

REGISTER OF DEEDS

CERTIFICATE OF THE APPROVAL FOR RECORDING

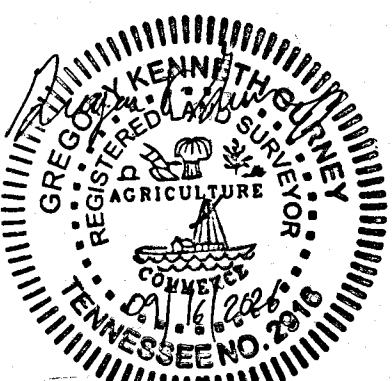
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the 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.

Secretary: *[Signature]* 9/18/2026 Date

Kingsport Municipal/Regional Planning Commission

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND WAS DONE IN COMPLIANCE WITH THE CURRENT RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CHAPTER 0820-03 STANDARDS OF PRACTICE. THE UNADJUSTED RATIO OF PRECISION IS 1:45,982 AS SHOWN HEREON.



GREGORY K. GURNEY
TENN. REG. NO. 2916

RE-PLAT LOT(S) 23, 24 & 25 ANCHOR POINT

PLAT BOOK 53, PAGE 75 (REGISTER'S OFFICE SULLIVAN COUNTY)

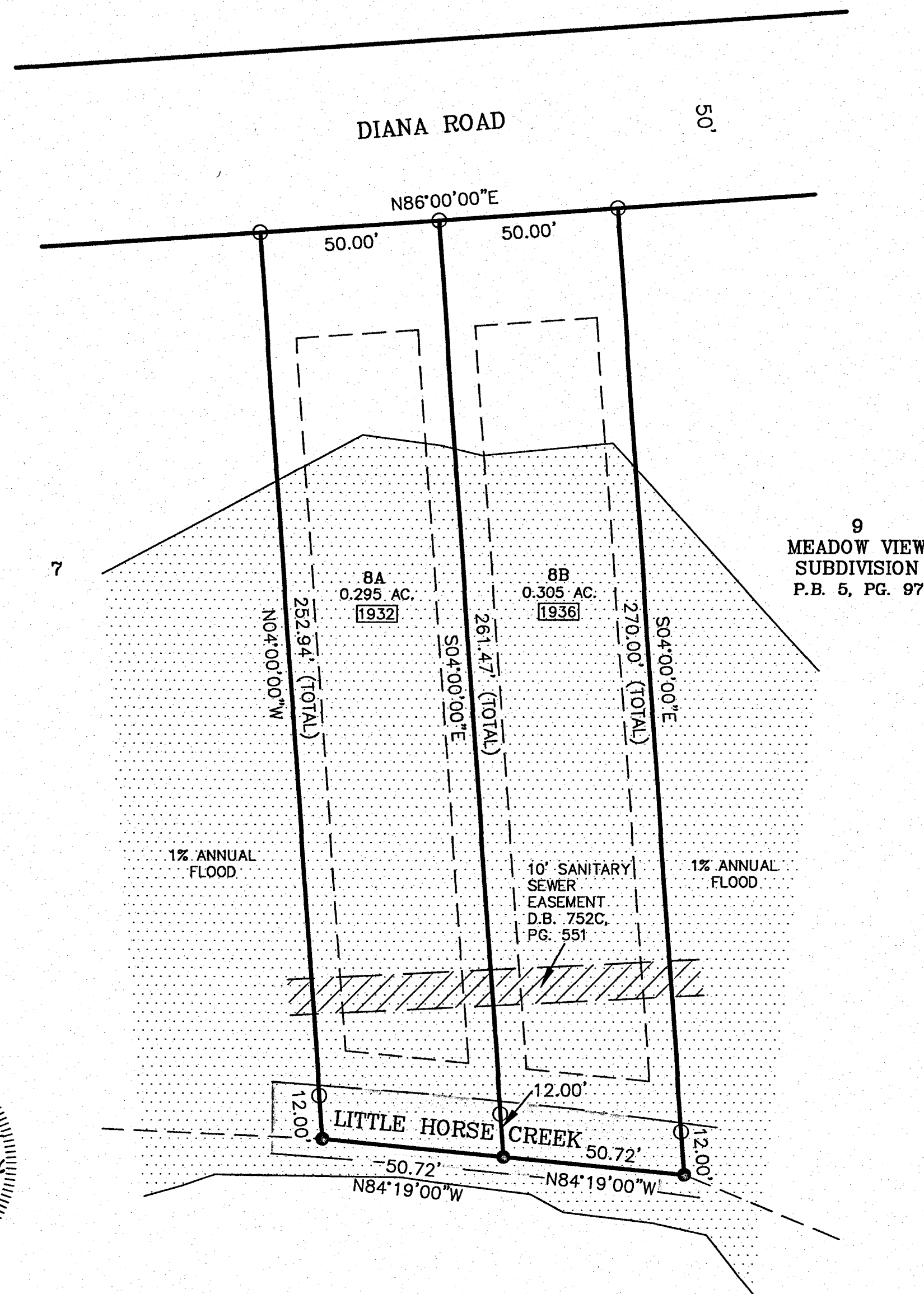
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: ± 0.717 TOTAL LOTS: 1
ACRES NEW ROAD: -0- MILES NEW ROAD: -0-
OWNER: SEE SURVEYOR NOTE 2 CIVIL DISTRICT: 7th
SURVEYOR: GREGORY K. GURNEY TN RLS 2916 CLOSURE ERROR: 1:45,982

SCALE 1" = 50'
GRAPHIC SCALE

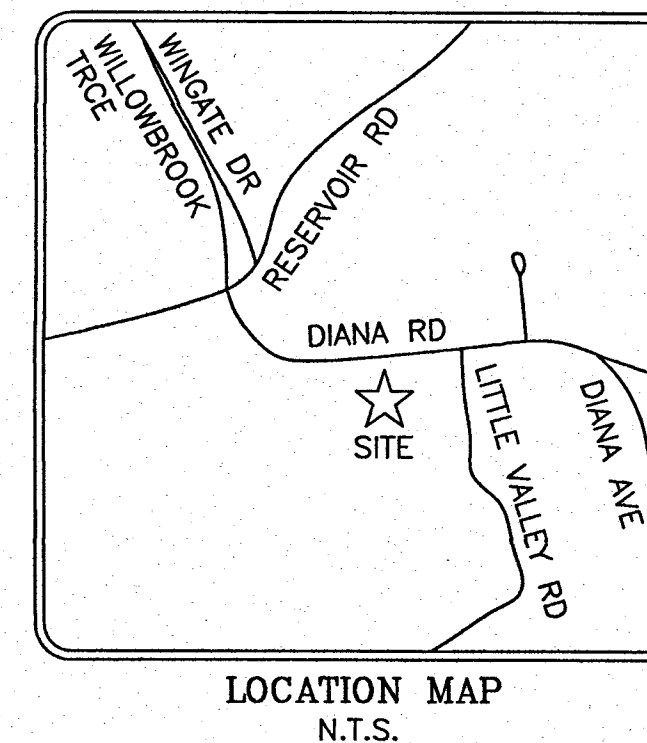
CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF STREETS	CERTIFICATE OF APPROVAL OF STORMWATER SYSTEMS
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 <u>09/16/2026</u> <i>[Signature]</i> Tennessee Registered Land Surveyor	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. DATE <u>9/16/2026</u> OWNER: JEFFREY & PATRICIA OWENS OWNER: PATRICIA OWENS	I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown. DATE <u>9/18/2026</u> <i>[Signature]</i> City Sewer Director or the State Environmental Specialist	I hereby certify that the public water utility system installed, or proposed for installation, fully meet the requirements of the water utility system, and is hereby approved as shown. DATE <u>9/18/2026</u> <i>[Signature]</i> Authorized Agent	I hereby certify that the addresses, as noted on the final plat, are approved as assigned. DATE <u>September 18, 2026</u> <i>[Signature]</i> City of Kingsport Director of 911 Addressing or His/Her authorized representative	I hereby certify (circle one): (1) That construction plans have been approved; (2) That streets have been installed in an acceptable manner and according to the specifications; (3) Adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed. DATE _____, 20____ City Engineer or County Road Commissioner	I hereby certify: (1) That construction plans have been approved; (2) That storm water systems installed or proposed for installation fully meet City of Kingsport requirements. OR I hereby certify: (1) that total cumulative land disturbance for all lots is less than one (1) acre as shown; (2) No public stormwater improvements are proposed. DATE _____, 20____ City Engineer or County Road Commissioner

SEE NOTE 1



LEGEND

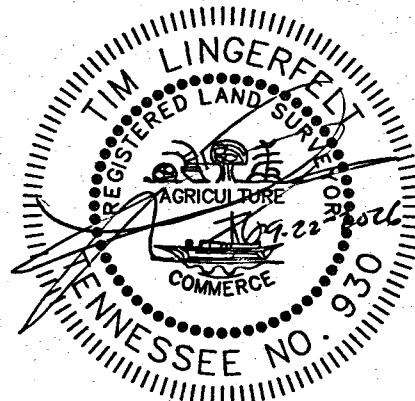
IR(0) IRON ROD, OLD
D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
AC. ACRES
[723] 911 ADDRESS
N.T.S. NOT TO SCALE
● UNMARKED POINT IN CREEK



NOTES:

- 1) NORTH BASED N86°00'00"E PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B
SETBACKS:
FRONT 30'
REAR 30'
SIDE 8'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS SHOWN.
- 4) JOB NO. 26-14227
- 5) ACAD FILE: 26-14227 ROSE.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 075M "B", PARCEL 009.00.
- 8) DEED REFERENCE: D.B. 3701, PG. 2613
- 9) PLAT REFERENCE: P.B. 5, PG. 97
- 10) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTED.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY DEEDS OF RECORD.
- 14) THIS SURVEY MY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: tingerfelt@alleyassociates.com



KINSLER
D.B. 3671, PG. 1953

Slide A-1943

Sheena Tinsley, Register
Sullivan County
Rec #: 402866 Instrument #: 26019841
Rec'd: 15.00 Recorded
State: 0.00 9/24/2026 at 8:05 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 560-560

RESUBDIVISION OF LOT 8, BLOCK 3 OF

MEADOW VIEW SUBDIVISION			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	0.600	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	AARON ROSE	CIVIL DISTRICT	13TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000
SCALE 1"=30'		30 15 0 30 60	

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 MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. AARON ROSE 9-22-26 OWNER DATE	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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 09-22-26 DATE REGISTERED SURVEYOR	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 TRAFFIC ENGINEERING MANAGER	CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM 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. 9/23-26 DATE KINGSPORT AUTHORIZING AGENT	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 THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$1,000 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE DEFAULT. 9/23-26 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION	CERTIFICATE OF APPROVAL OF STREETS 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. _____ DATE CITY ENGINEER
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. September 23-24 DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS 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. 9/23-26 DATE KINGSPORT AUTHORIZING AGENT				

MILLER
Land Surveying, LLC

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com

COPYRIGHT © 2025 ALL RIGHTS RESERVED

SHEET 1 OF 2

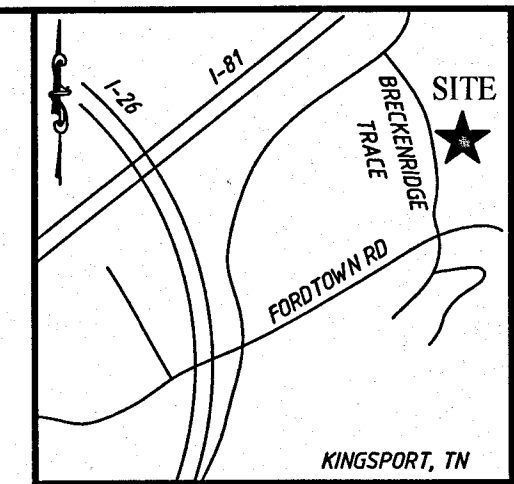


FINAL PLAT
TAX MAP 1060, GROUP D,
PARCELS 5, 20, 21, 22
PLAT BOOK 58, PAGE 433-434
DATE: September 1, 2026

McAMIS & BACON
TAX MAP 106, PARCEL 16
DEED BOOK 378A, PAGE 503

MILLER PARKE HOA INC
TAX MAP 106, PARCEL 26.75
DEED BOOK 3537, PAGE 261

McAMIS & BACON
TAX MAP 106, PARCEL 16
DEED BOOK 378A, PAGE 503



VICINITY MAP
NOT TO SCALE

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 MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.	
MILLER PARKE HOA INC TAX MAP 106, PARCEL 26.75 DEED BOOK 3537, PAGE 261	9/25/2026 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]
ROY KIRKLAND POWELL & SHAVIA TASHALEE JOHNSON-POWELL TAX MAP 1060, GROUP D, PARCEL 20 DEED BOOK 3588, PAGE 74	9/25/2026 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]
DANIEL B. & DONNA L. MULLINS TAX MAP 106A, GROUP D, PARCEL 21 DEED BOOK 3598, PAGE 389	9/25/2026 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]
EDWARD MONCE & CHRYSITINA VENTURA TAX MAP 1060, GROUP D, PARCEL 22 DEED BOOK 3594, PAGE 149	9/25/2026 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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.

10/2/2026
[Signature]
AUTHORIZED REPRESENTATIVE

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

9/25/2026
[Signature]
AUTHORIZED REPRESENTATIVE

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 POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

10.5.2026
[Signature]
AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

October 5, 2026
[Signature]
AUTHORIZED AGENT

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

9/25/2026
[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

9/25/2026
[Signature]
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY PLANNING COMMISSION.

DATE: _____
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

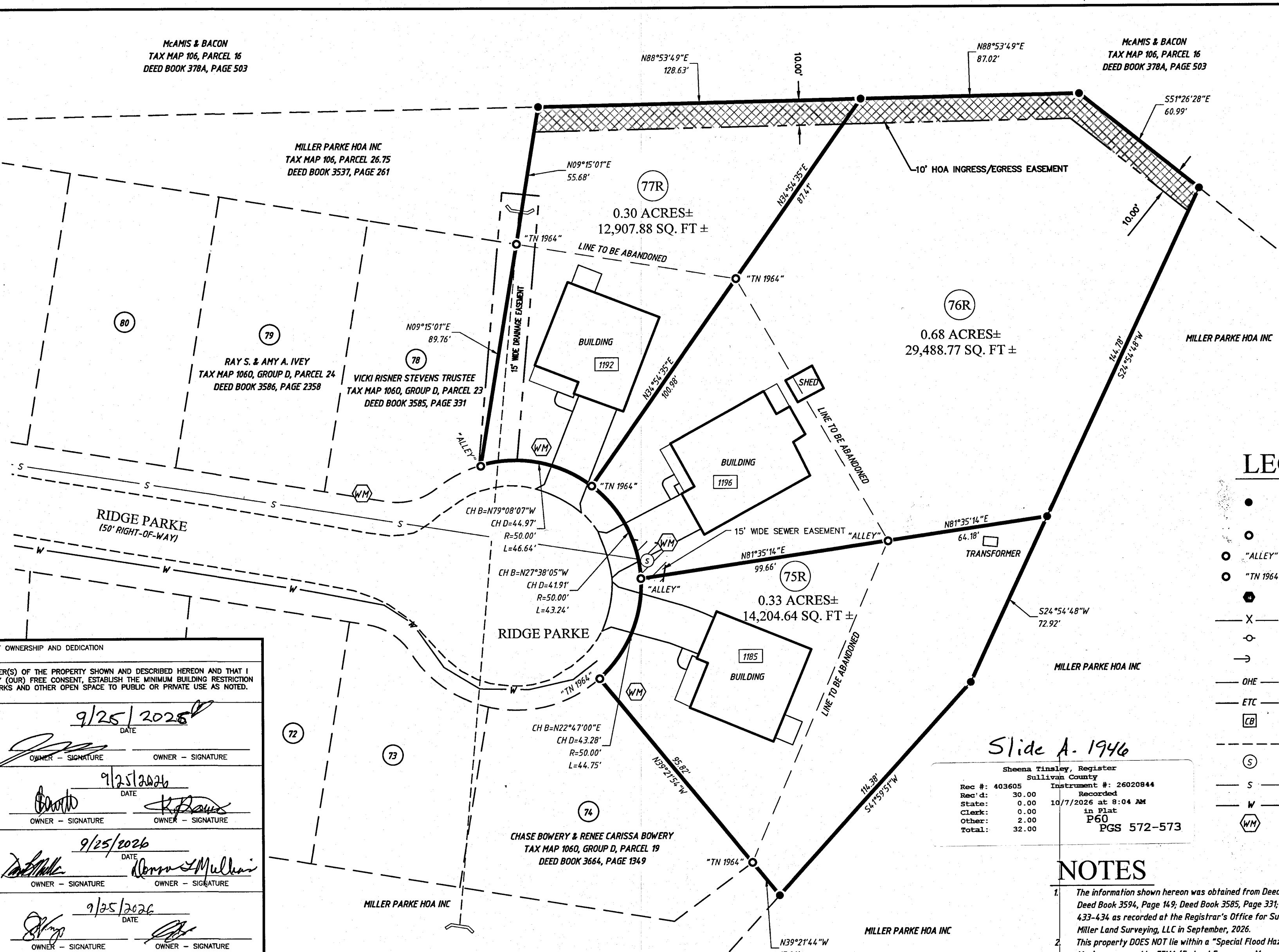
10/2/26
[Signature]
AUTHORIZED REPRESENTATIVE

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 AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5 OCT 2026
[Signature]
SEC. KINGSPORT REG. PLANNING COMMISSION

MILLER PARKE PHASE II - REPLAT LOTS 60, 75-77			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	1.50±	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	SEE OWNER INFO DATA	CIVIL DISTRICT	14
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000
SCALE	1" = 30'	0	30' 60' 120'



LEGEND

- - Rebar and Cap (New) WITH CAP STAMPED TN 1964 VA 2404
- - Property Corner & Type (Old)
- - "ALLEY" - Rebar and Cap Stamped "ALLEY" (Old)
- - "TN 1964" - Rebar and Cap Stamped "TN 1964" (Old)
- - Non Monumented Point
- X - Fence
- - Power Pole
- - Guy Anchor
- OHE — - Overhead Electric
- ETC — - Overhead Electric, Telephone & Cable
- CB - Catch Basin
- - - Storm Drain Line
- - Sanitary Manhole
- S — - Sanitary Sewer Line/Markings
- W — - Water Line/Markings
- WM - Water Meter

Slide A-1946

Sheena Tinsley, Register	Sullivan County
Rec #: 403605	Instrument #: 26020844
Rec'd: 30.00	Recorded: 10/7/2026 at 8:04 AM
State: 0.00	Clerk: 0.00
Clerk: 0.00	Other: 2.00
Other: 2.00	Total: 32.00
PGS 572-573	

NOTES

- The information shown hereon was obtained from Deed Book 3588, Page 74; Deed Book 3598, Page 21; Deed Book 3594, Page 149; Deed Book 3585, Page 331; Deed Book 3537, Page 261 and Plat Book 58, Page 433-434 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in September, 2026.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0235D dated September 29, 2006.
- This property is currently zoned PD. Setbacks to conform to current zoning.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- Portions of this survey was performed with a Trimble R12i tied to TDOT reference network. Region: United States/State Plane NAD83 Zone: Tennessee 4100 Datum: NAD83 (2011) Geoid: GEOID18 (CONUS)

MILLER
Land Surveying, LLC

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com
COPYRIGHT © 2003 ALL RIGHTS RESERVED

SHEET 2 OF 2

FINAL PLAT
TAX MAP 1060, GROUP D,
PARCELS 5, 20, 21, 22
PLAT BOOK 58, PAGE 433-434
DATE: September 1, 2026



CERTIFICATION OF THE APPROVAL
FOR 911-STREET ASSIGNMENT

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

October 5, 2026
DATE

Caroline Campbell
AUTHORIZED AGENT

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO
GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY
OVER THE DESIGNATED STREET UTILITIES, AND OTHER
EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES
TO PERFORM THEIR NORMAL RESPONSIBILITIES

9/25/2026
DATE

Caroline Campbell
AUTHORIZED REPRESENTATIVE

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 POLICY ON ROADWAY LIGHTING WITHIN THE CITY
OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE
PURCHASE AND INSTALLATION HAVE BEEN MET.

10.5.2026
DATE

Caroline Campbell
AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF
PUBLIC WATER SYSTEMS

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.

10/2/26
DATE

Caroline Campbell
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN
SPACE

THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND
RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND
OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED
ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM
ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE
DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR
FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO
MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY
CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE
OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE
DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

9/25/2026
DATE

Caroline Campbell
AUTHORIZED REPRESENTATIVE

NOTES

- The information shown hereon was obtained from Deed Book 3579, Page 2251; Deed Book 3588, Page 74; Deed Book 3598, Page 21; Deed Book 3594, Page 149; Deed Book 3585, Page 331; Deed Book 3537, Page 261 and Plat Book 58, Page 433-434 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in September 2026.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0235D dated September 29, 2006.
- This property is currently zoned PD. Setbacks to conform to current zoning.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- Portions of this survey was performed with a Trimble R12i tied to TDDT reference network.
 - Region: United States/State Plane NAD83
 - Zone: Tennessee 4100
 - Datum: NAD83 (2011)
 - Geoid: GEOID18 (CONUS)

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, THE STATE OF TENNESSEE AND
THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN
HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION
REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY
1 SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

9/2/2026
DATE

Jeffery Allen Miller
SURVEYOR

CERTIFICATION OF THE APPROVAL OF
STREETS

I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED
IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR,
(2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING
PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) THAT A SECURITY
PLAN HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY
PLANNING COMMISSION.

DATE

Jeffery Allen Miller
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF
SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL
SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN
ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE
MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY
PLAN HAS BEEN POSTED TO ASSURE COMPLETION OF
ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

10/2/26
DATE

Caroline Campbell
AUTHORIZED REPRESENTATIVE

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
AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE
KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN
APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY
REGISTRAR. IF REQUIRED, A SECURITY PLAN HAS BEEN POSTED WITH
THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5 OCT 2026
DATE

SEC. KINGSPORT REG. PLANNING COMMISSION

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 MINIMUM BUILDING
RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS,
WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR
PRIVATE USE AS NOTED.

OWNER DATA AND SIGNATURES

MILLER PARKE HOA INC
TAX MAP 106, PARCEL 26.75
DEED BOOK 3537, PAGE 261

9/25/2026
DATE

OWNER - SIGNATURE

OWNER - SIGNATURE

60R

DARRIN K. LEONARD &
KIMBERLY K. SIMCOX
TAX MAP 1060, GROUP D, PARCEL 5
DEED BOOK 3565, PAGE 2414

9/25/2026
DATE

OWNER - SIGNATURE

OWNER - SIGNATURE

Slide A-1946

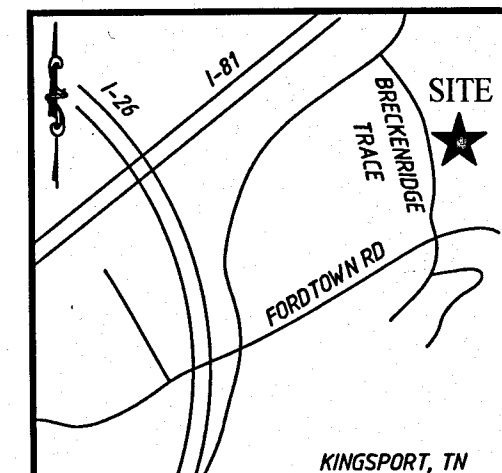
Sheena Tinsley, Registrar
Sullivan County
Rec #: 403605 Instrument #: 26020844
Rec'd: 30.00 Recorded
State: 0.00 10/7/2026 at 9:04 AM
Clock: 0.00 in Plat
Other: 2.00 P60
Total: 32.00 PGS 572-573

LEGEND

- - Rebar and Cap (New)
WITH CAP STAMPED
TN 964 VA 2404
- - Property Corner & Type (Old)
- "ALLEY" - Rebar and Cap Stamped "ALLEY" (Old)
- "TN 1964" - Rebar and Cap Stamped "TN 1964" (Old)
- - Non Monumented Point
- X — - Fence
- ○ — - Power Pole
- → — - Guy Anchor
- OHE — - Overhead Electric
- ETC — - Overhead Electric, Telephone & Cable
- CB — - Catch Basin
- S — - Storm Drain Line
- S — - Sanitary Manhole
- S — - Sanitary Sewer Line/Markings
- W — - Water Line/Markings
- WM — - Water Meter

VICINITY MAP

NOT TO SCALE



MILLER PARKE PHASE II - REPLAT LOTS 60, 75-77

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.50±	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	SEE OWNER INFO DATA	CIVIL DISTRICT	14
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000
SCALE 1" = 30'		30' 60' 120'	

REPLAT OF THE ARBOR - PHASE 2

RIVERBEND ROAD
KINGSPORT, TENNESSEE

CERTIFICATION OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM (THE 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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
DATE 10/5/26
OWNER [Signature]

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.
9-9-26
DATE [Signature]
REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT 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 BEYOND THESE LOTS AS PROPOSED.
DATE 10/6/26
CITY ENGINEER OR COUNTY ROAD COMMISSIONER [Signature]

CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHANGES FOR THE FUTURE AND INSTALLATION DATE BEEN MET.
DATE 10.6.2026
TRAFFIC ENGINEERING MANAGER [Signature]

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 NOTED IN THE NOTES 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 \$250,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE 10/6/2026
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION [Signature]

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.
DATE October 5, 2026
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE [Signature]

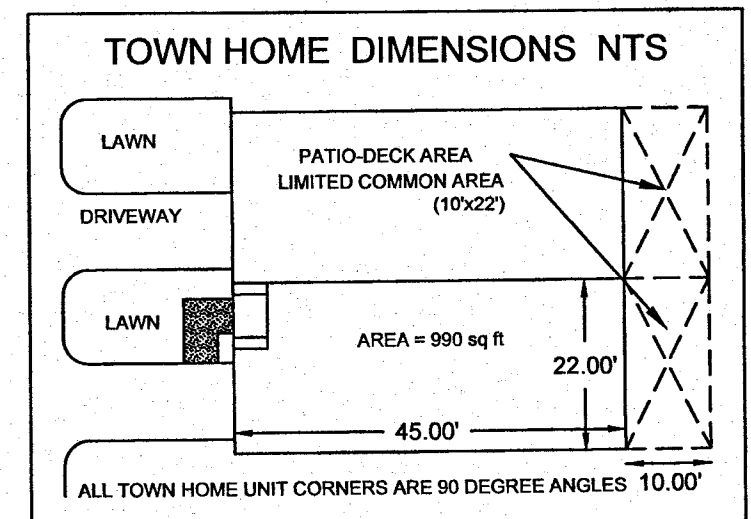
CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
DATE 10/5/26
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT [Signature]

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
DATE 10/5/26
AUTHORIZING AGENT [Signature]

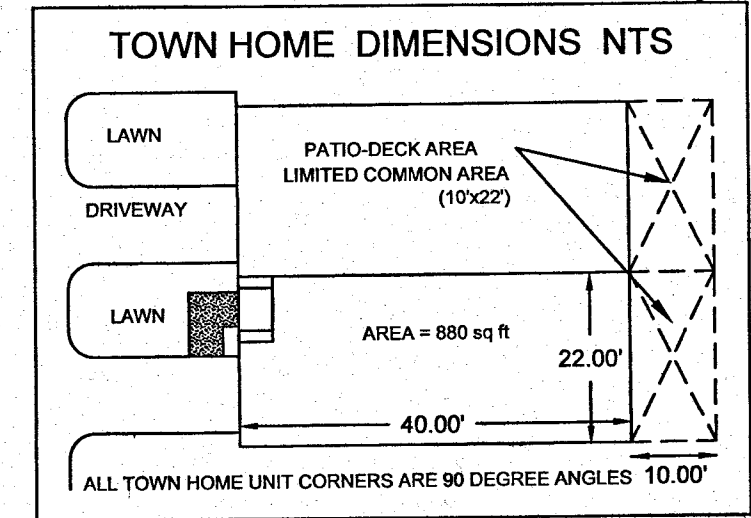
CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEM
I HEREBY CERTIFY (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED, OR (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS.
I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN, (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.
DATE 10/5/26
OWNER [Signature]



LOCATION MAP
NTS



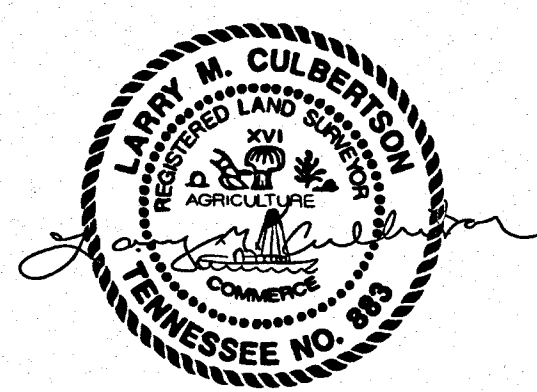
NOTE: UNITS 817, 821, 825, 829, 833, 837, 841, 845, 849, 853, 857, 861, 865, 869, 873, 904, 908, 912, 916, 920, 921, 924, 925, 928, 929, 932, 933, 936, 937, 944, 948, 952 and 956 ARE 22' X 45'



NOTE: UNITS 804, 805, 808, 809, 813, 868, 872, 905, 909, 913, 917, 941, AND 945 ARE 22' X 40'

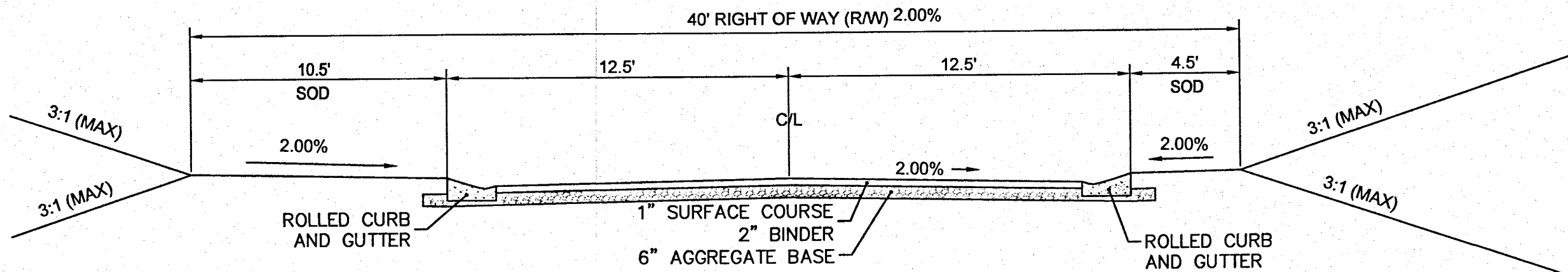
Slide - 1947

Sheena Tinsley, Register	
Sullivan County	
Rec #: 403606	Instrument #: 26020945
Rec'd: 45.00	Recorded
State: 0.00	10/7/2026 at 8:08 AM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 47.00	PGS 574-576



RESIDENTIAL LANE SECTION

SCALE: NTS



NOTE: ALL CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND ROADWAY PAVEMENT SECTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF KINGSPORT STANDARDS AND SPECIFICATIONS (LATEST EDITION).

SITE & ZONING DATA

OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC
367 HOG HOLLOW ROAD
JOHNSON CITY, TENNESSEE 37615

SITE ADDRESS: 1119 & 1120 RIVERBEND DRIVE

PRESENT ZONING: PROPERTY CURRENTLY ZONED PD (CITY OF KINGSPORT)

PROPOSED ZONING: PD (CITY OF KINGSPORT)

A. SETBACKS:

PERIMETER - 25' BUFFER
FRONT YARD - N/A
REAR YARD - N/A
SIDE YARD - N/A

TAX PARCELS:

SULLIVAN COUNTY - 2 PARCELS:
NORTH (N) - 082077H C00110
SOUTH (S) - 082077H C00200

PROPOSED USE: 47 MULTI-FAMILY DWELLING UNITS (N+S)

PARKING SPACES: 2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE)
+ 5 COMMON PARKING SPACES = 99 PARKING SPACES PROVIDED.

ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

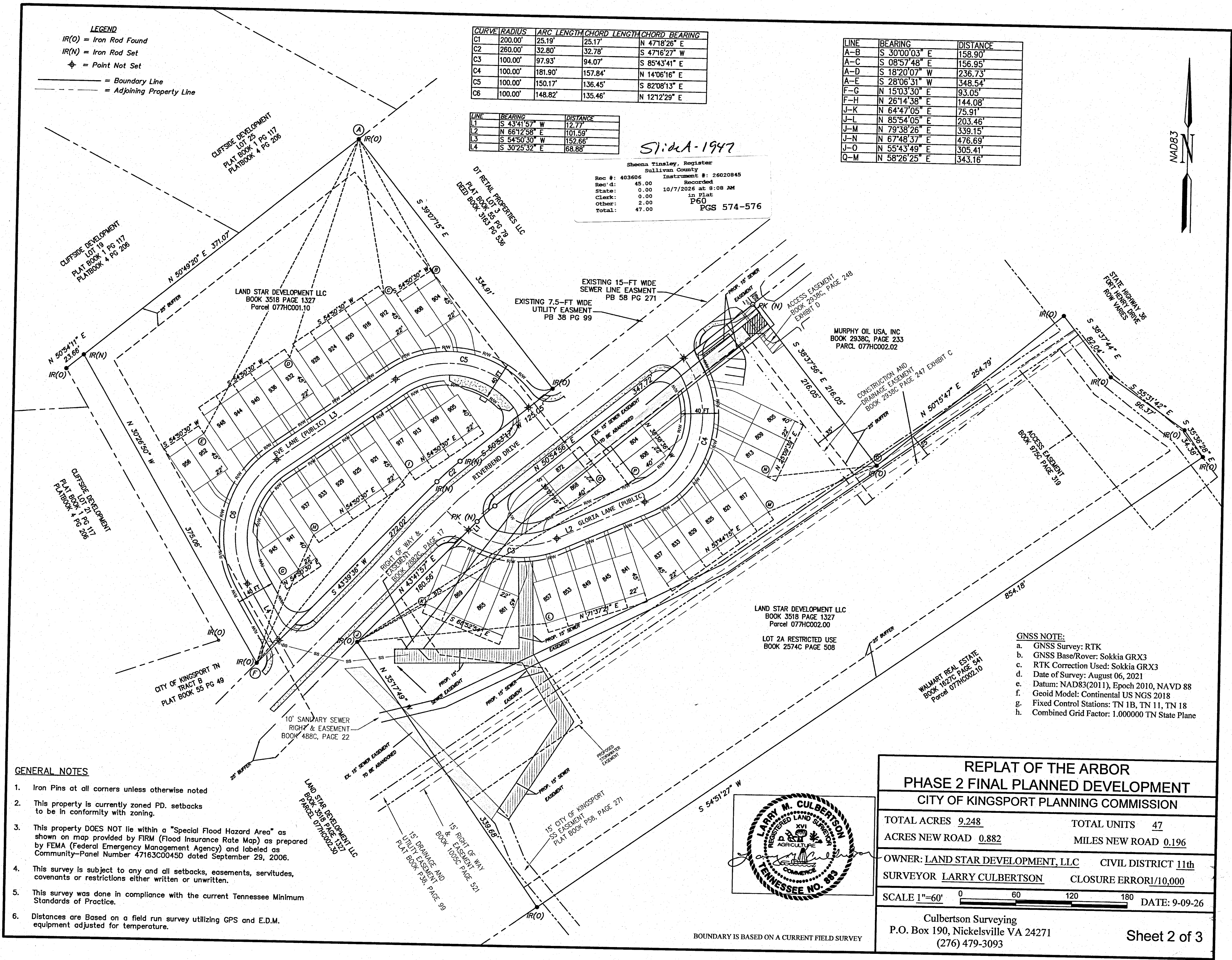
ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.

**REPLAT OF THE ARBOR
PHASE 2 FINAL PLANNED DEVELOPMENT
CITY OF KINGSPORT PLANNING COMMISSION**

TOTAL ACRES 9.248	TOTAL UNITS 47
ACRES NEW ROAD 0.882	MILES NEW ROAD 0.196
OWNER: LAND STAR DEVELOPMENT, LLC	CIVIL DISTRICT 11th
SURVEYOR LARRY CULBERTSON	CLOSURE ERROR 1/10,000
SCALE 1"=60'	DATE: 9-09-26

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Sheet 1 of 3



LEGEND
IR(O) = Iron Rod Found
IR(N) = Iron Rod Set
⊕ = Point Not Set
— = Boundary Line
--- = Adjoining Property Line

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	200.00'	25.17'	25.17'	N 47°18'26" E
C2	260.00'	32.80'	32.78'	S 47°16'27" W
C3	100.00'	97.93'	94.07'	S 85°43'41" E
C4	100.00'	181.90'	157.84'	N 14°08'16" E
C5	100.00'	150.17'	136.45'	S 82°08'13" E
C6	100.00'	148.82'	135.46'	N 12°12'29" E

LINE	BEARING	DISTANCE
L1	S 43°41'57" W	12.77'
L2	N 66°12'58" E	101.59'
L3	S 54°50'30" W	152.66'
L4	S 30°25'32" E	68.88'

SI:ALA-1947

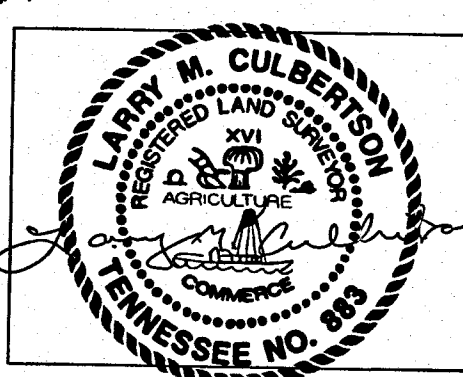
Sheena Tinsley, Register
Sullivan County
Rec #: 403606 Instrument #: 26020845
Rec'd: 45.00 Recorded
State: 0.00 10/7/2026 at 8:08 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 47.00 PGS 574-576

LINE	BEARING	DISTANCE
A-B	S 30°00'03" E	158.90'
A-C	S 08°57'48" E	156.95'
A-D	S 18°20'07" W	236.73'
A-E	S 28°06'31" W	348.54'
F-G	N 15°03'30" E	93.05'
F-H	N 26°14'38" E	144.08'
J-K	N 64°47'05" E	75.91'
J-L	N 85°54'05" E	203.46'
J-M	N 79°38'26" E	339.15'
J-N	N 67°48'37" E	476.69'
J-O	N 55°43'49" E	305.41'
Q-M	N 58°26'25" E	343.16'



- GENERAL NOTES**
1. Iron Pins at all corners unless otherwise noted
 2. This property is currently zoned PD, setbacks to be in conformity with zoning.
 3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on map provided by FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community-Panel Number 47163C0045D dated September 29, 2006.
 4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or unwritten.
 5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
 6. Distances are Based on a field run survey utilizing GPS and E.D.M. equipment adjusted for temperature.

- GNSS NOTE:**
- a. GNSS Survey: RTK
 - b. GNSS Base/Rover: Sokkia GRX3
 - c. RTK Correction Used: Sokkia GRX3
 - d. Date of Survey: August 06, 2021
 - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: TN 1B, TN 11, TN 18
 - h. Combined Grid Factor: 1.000000 TN State Plane



**REPLAT OF THE ARBOR
PHASE 2 FINAL PLANNED DEVELOPMENT
CITY OF KINGSPORT PLANNING COMMISSION**

TOTAL ACRES 9.248	TOTAL UNITS 47
ACRES NEW ROAD 0.882	MILES NEW ROAD 0.196

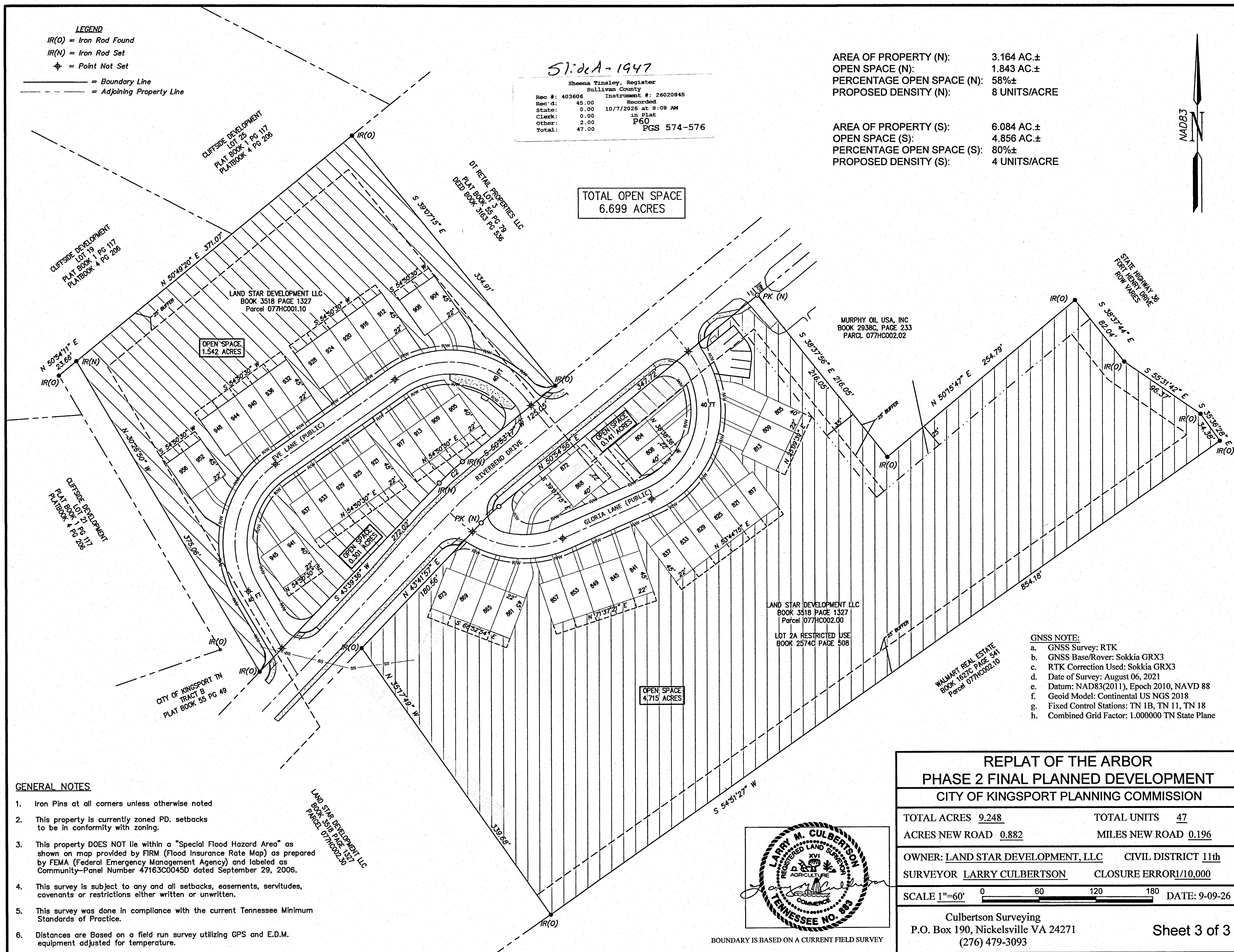
OWNER: LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
SURVEYOR LARRY CULBERTSON CLOSURE ERROR 1/10,000

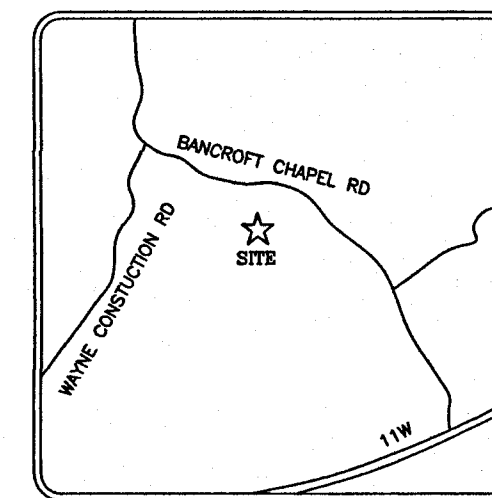
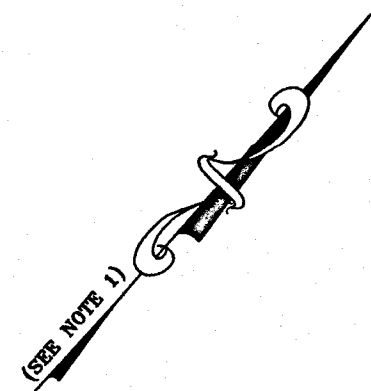
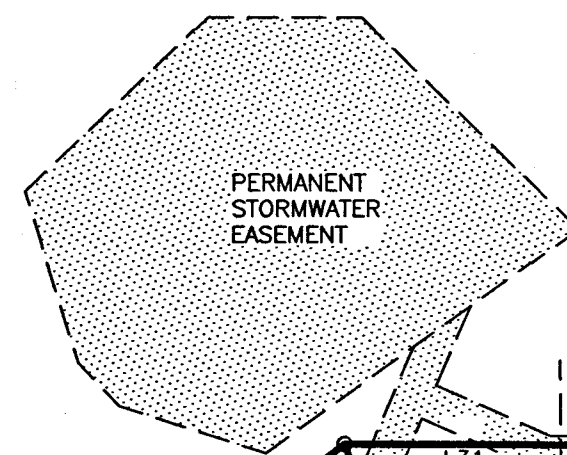
SCALE 1"=60' 0 60 120 180 DATE: 9-09-26

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Sheet 2 of 3

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY





LOCATION MAP
N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°41'58"E	120.00
L2	S41°41'58"E	120.00
L3	S41°41'58"E	120.00
L4	S41°41'58"E	120.00
L5	S41°41'58"E	120.00
L6	S41°41'58"E	120.00
L7	S41°41'58"E	120.00
L8	S41°41'58"E	120.00
L9	S41°41'58"E	120.00
L10	S41°41'58"E	120.00
L11	S41°41'58"E	120.00
L12	S41°41'58"E	120.00
L13	S41°41'58"E	120.00
L14	S41°41'58"E	120.00
L15	S22°28'25"E	53.75
L16	S87°39'41"E	89.92
L17	S02°25'45"E	107.21
L18	N69°30'39"W	134.57
L19	S43°24'27"W	143.75
L20	S23°40'44"E	134.57
L21	N89°14'44"W	143.75
L22	S22°09'44"E	134.57
L23	N44°55'10"W	143.75
L24	S67°59'56"W	134.57
L25	N00°55'02"E	106.87
L26	N00°04'00"E	126.65
L27	N00°55'02"E	75.57
L28	N81°53'36"W	125.11
L29	N10°51'39"E	100.75
L30	N62°17'23"W	134.58
L31	N18°16'32"E	91.98
L32	S41°41'58"E	118.00
L33	S41°41'58"E	118.00
L34	S41°41'58"E	118.00
L35	S41°41'58"E	118.00
L36	S41°41'58"E	146.50
L37	S41°41'58"E	146.50
L38	S41°41'58"E	146.50
L39	S41°41'58"E	146.50
L40	S41°41'58"E	146.50
L41	S41°41'58"E	115.00
L42	S41°41'58"E	115.00
L43	S41°41'58"E	115.00
L44	S41°41'58"E	115.00
L45	S54°46'26"E	92.88

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	28.44'	S89°02'12"W	26.10'
C2	20.00'	35.98'	S03°14'12"E	31.32'
C3	75.00'	114.05'	N04°44'12"E	103.37'
C4	75.00'	14.39'	N44°19'23"W	14.37'
C5	50.00'	61.36'	N14°39'54"W	57.58'
C6	50.00'	40.00'	N02°24'27"E	38.94'
C7	50.00'	40.00'	S89°14'39"W	38.94'
C8	50.00'	40.00'	N44°55'10"W	38.94'
C9	50.00'	40.07'	N00°57'36"E	39.01'
C10	75.00'	16.18'	N17°44'21"E	16.15'
C11	75.00'	32.08'	N00°41'44"W	31.84'
C12	125.00'	32.37'	N05°31'51"W	32.28'
C13	125.00'	56.34'	N04°47'56"E	55.85'
C14	125.00'	44.92'	N36°00'19"E	44.28'
C15	20.00'	31.42'	N03°18'02"E	28.28'
C16	20.00'	31.42'	N86°41'58"W	28.28'

Sheena Tinsley, Register
Sullivan County

Rec #:	403686	Instrument #:	26020942
Rec'd:	15.00	Recorded	
State:	0.00	10/8/2026 at 8:06 AM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 578-578	

Slide A 1948

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON MARCH 28, 2026. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2018) DATUM.
 - 2) PROPERTY ZONED PD
SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0050D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 26-14140
 - 5) ACAD FILE 26-14140 BANCROFT HEIGHTS.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 032, PART OF PARCEL 015.00
 - 8) DEED REFERENCE: D.B. 3695, Page 1061.
 - 9) PRIOR PLAT REFERENCE: P.B. 57, Page 500.
 - 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 11) I HEREBY CERTIFY THIS AS A CATEGORY IV SURVEY.
 - 12) REFERENCE MAP TITLED "B&G INVESTMENT PROPERTIES, LLC" BY LARRY M. CULBERTSON, NO. 883, DATED 12-29-25.

HARRIS
D.B. 3597, PG. 2490

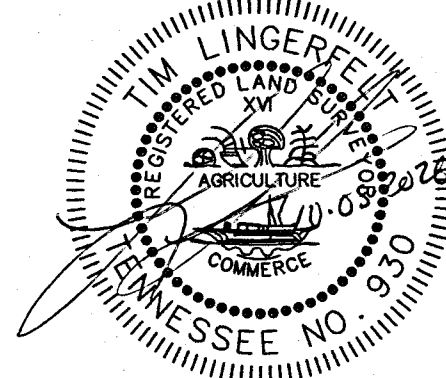
LEGEND

IP(O)	IRON PIPE, OLD
IR(C)	IRON ROD, CAP
IR(O)	IRON ROD, OLD
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG	PAGE
N.T.S.	NOT TO SCALE
PP	TEMPORARY POWER POLE
OHU	OVERHEAD UTILITIES
AC	ACRES
℄	CENTERLINE
1234	911 ADDRESS

HARRIS
D.B. 3597, PG. 2490

UNITS: PHASE 1
SINGLE-FAMILY LOTS: 34
OPEN SPACE: 2.455 ACRES=24.32%
DENSITY: 3.36 UNITS PER ACRE
PARKING: REQUIRED 2.0 SPACES/UNIT=68 SPACES

ALLEY & ASSOCIATES, INC.
 ◦ SURVEYORS ◦
 422 E. MARKET STREET
 KINGSFORD, TENNESSEE 37660
 TELEPHONE (423) 392-8896
 E-MAIL: tingerfelt@alleyassociates.com



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) 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>[Signature]</i> 10-5-26 OWNER DATE	GOVERNMENT AND UTILITY ACCESS THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. <i>[Signature]</i> 10-5-26 OWNER DATE	MAINTENANCE OF COMMON OPEN SPACE THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION. <i>[Signature]</i> 10-5-26 OWNER DATE	MAINTENANCE OF STORMWATER DETENTION FACILITIES THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE STORMWATER DETENTION FACILITIES SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OF DRAINAGE FACILITIES TO FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. <i>[Signature]</i> 10-5-26 OWNER DATE	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 POLICIES OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. <i>[Signature]</i> 10-05-2026 REGISTERED SURVEYOR	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES THE REQUIREMENTS OF THE CITY OF KINGSFORD, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. <i>[Signature]</i> 10-7-2026 TRAFFIC ENGINEERING MANAGER DATE
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. <i>[Signature]</i> October 6, 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORD WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. <i>[Signature]</i> SEPTEMBER 7, 2026 KINGSFORD AUTHORIZING AGENT	CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. <i>[Signature]</i> 10/6/26 CITY ENGINEER	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM 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. <i>[Signature]</i> 10/6-2026 KINGSFORD AUTHORIZING AGENT	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION RECORDING ACT AND THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE. IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$250,000.00 HAS BEEN POSTED WITH THE KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE DEFAULT. <i>[Signature]</i> 10/7-2026 SECRETARY, KINGSFORD REGIONAL PLANNING COMMISSION	BANCROFT HILLS PHASE I KINGSFORD REGIONAL PLANNING COMMISSION TOTAL ACRES 10.095 TOTAL LOTS 34 ACRES NEW ROAD 1.436 MILES NEW ROAD 0.192 OWNER INTEGRITY BUILDING GROUP, LLC. CIVIL DISTRICT 10TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=80' 80 40 0 80 160