



## REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, July 18, 2024 at 5:30 PM  
City Hall, 415 Broad Street, Boardroom

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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 June 17, 2024 Called Meeting Minutes
- [2.](#) Approval of the June 17, 2024 Work Session Minutes
- [3.](#) Approval of the June 20, 2024 Regular 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.

### V. UNFINISHED BUSINESS

### VI. NEW BUSINESS

- [1.](#) Mural Zoning Text Amendment (ZTA24-0087). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the text amendment. (Weems)

### VII. OTHER BUSINESS

1. Conduct Officer Elections for Chairman and Vice Chairman

2. 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**



## **CALLED REGIONAL PLANNING COMMISSION AGENDA**

**Monday, June 17, 2024 at 12:00 PM**

**City Hall, 415 Broad Street, Called Meeting- Conference Room: 226**

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**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, Sam Booher, James Phillips, Travis Patterson, Tim Lorimer, Chip Millican

Members absent: Jason Snapp, John Moody, Anne Greenfield

Staff present: Ken Weems, AICP, Jessica Harmon, Bart Rowlett, Jessica McMurray, Lori Pyatte, Finnegan Hounshell, Garret Burton

### **II. APPROVAL OF THE AGENDA**

A motion was made by James Phillips, seconded by Travis Patterson, 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. Amend Zoning Chapter 114, Division 5, Floodplain Zoning by adopting the new model floodplain ordinance language as supplied by FEMA. (ZTA27-0120). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the Zoning Text Amendment. Staff stated that the zoning text amendment update was necessary to adopt the new model ordinance for floodplains. Staff drew attention to several changes to the wording of the floodplain ordinance per the FEMA changes. Staff noted that a control panel would update as well, making a very minor change to a parcel inside city limits. A motion was made by Sam Booher, seconded by James Phillips, to send a positive recommendation to the Board of Mayor and Aldermen to approve the zoning text amendment. 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.

## **IX. ADJOURN**

With no further business to perform, the Chairman adjourned the called meeting at 12:09 p.m.



## **REGIONAL PLANNING COMMISSION WORK SESSION MEETING MINUTES**

**Monday, June 17, 2024 at Noon  
City Hall, 415 Broad Street, Conference Room: 226**

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**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, James Phillips, Sam Booher, Tim Lorimer, Travis Patterson, Chip Millican

Members Absent: John Moody, Jason Snapp, Anne Greenfield,

Staff Present: Ken Weems, AICP, Jessica McMurray, Garret Burton, Lori Pyatte, Finn Hounshell

Visitors: none

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF MINUTES**

1. Approval of the May 13, 2024 work session minutes
2. Approval of the May 16, 2024 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. Guarantee of Improvements reduction for Frylee Court (MINSUB22-0162). The Commission is requested to approve a one year extension and reduction of the cash guarantee of improvements for Frylee Court. Staff noted that the remaining item on the cash guarantee of improvement for the Frylee Court development is sidewalks. Staff noted that the developer is building the sidewalks as they build the homes to prevent tearing up the sidewalks during construction. Staff noted that that the reduction will make the remaining amount of funds to \$13,376.99. Additionally, staff noted that a one year extension has been requested as well, which is a normal progression for development. No official action was taken.
2. Hunt's Crossing Phase 1A Irrevocable Letter of Credit Release (PLNCOM22-0031) The Commission is requested to release the irrevocable letter of credit upon contingent approval. Staff stated that the sole remaining item for the Hunt's Crossing Phase 1A development is 150 feet of sidewalk. Staff noted that the sidewalk is slated to be built and inspected prior to the Thursday regular meeting. Staff stated that the request is currently contingent upon completion of sidewalk and that an update on progress would be made during the regular meeting. No official action was taken.

## V. UNFINISHED BUSINESS

## VI. NEW BUSINESS

1. Riverbend Drive Rezoning (REZONE24-0108). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-4P zone to the PD zone. Staff stated that the rezoning site is approximately 5.6 acres in size. Staff noted that the owner of the property desires to build townhomes. Staff noted the trend of housing in the back of the Riverbend Development and that the proposal would be similar to the townhome development currently being built adjacent to the rezoning site. Staff noted that several calls from the Cliffside neighborhood had been received and that staff has scheduled a time to meet on-site with the neighbors to discuss the rezoning. No official action was taken.
2. Hunts Crossing Ph2A Contingent Final Plat. The Commission is requested to grant contingent final plat approval for the Hunts Crossing Development. Staff stated that this section of the Hunts Crossing connects phase 1a which originates along Summerville Road and phase 3 which originates along Shadyside Drive. Staff stated that the proposal consists of approximately 800 feet of Hunts Terrace Drive and also contains 6 lots along the new street. Staff noted that the as-built drawings are still needed to complete the project. Subsequently,

staff recommended a contingent final approval with the as-built drawing still being required.

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 REGULAR MEETING MINUTES

Thursday, June 20, 2024 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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**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, John Moody, Sam Booher, Tim Lorimer, Travis Patterson

Members Absent: James Phillips, Jason Snapp, Chip Millican, Anne Greenfield

Staff Present: Ken Weems, AICP, Jessica McMurray, Garret Burton, Finn Hounshell

Visitors: Al Crymble, John Kunysz, Tony Grills, Patti Grills, Chance Street, Mark Jenkins, Cameron Jenkins, Calvin Jenkins, George Smith

### II. APPROVAL OF THE AGENDA

Staff stated that since the June work session on Monday, the contingent release of the irrevocable letter of credit for the Hunt's Crossing Phase 1A on the consent agenda is no longer contingent. Staff stated that the sole item remaining, which is the 150 feet of sidewalk, has been completed, inspected, and approved by the City's engineering division. Subsequently, staff noted that an amendment to the agenda to make the Hunt's Crossing Phase 1A irrevocable letter of credit a full release instead of a contingent release needs to be made. A motion was made by Sam Booher, seconded by John Moody, to approve the agenda as amended by making the Hunt's Crossing Phase 1A irrevocable letter of credit release a full release instead of a contingent release. The motion passed unanimously, 5-0.

### III. APPROVAL OF MINUTES

1. Approval of the May 13, 2024 work session minutes
2. Approval of the May 16, 2024 regular meeting minutes



With no changes identified, a motion was made by Tim Lorimer, seconded by Sam Booher, to approve the minutes of the May 13, 2024 work session and the May 16, 2024 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. Guarantee of Improvements reduction for Frylee Court (MINSUB22-0162). The Commission is requested to approve a one year extension and reduction of the cash guarantee of improvements for Frylee Court.
2. Hunt's Crossing Phase 1A Irrevocable Letter of Credit Release (PLNCOM22-0031) The Commission is requested to release the irrevocable letter of credit for the Hunt's Crossing Phase 1A.

Having acknowledged the amended agenda to make the Hunt's Crossing Phase 1A irrevocable letter of credit a full release instead of a contingent release, a motion was made by Sam Booher, seconded by Tim Lorimer, to approve the Consent Agenda. The motion passed unanimously, 5-0.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

1. Riverbend Drive Rezoning (REZONE24-0108). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-4P zone to the PD zone. Staff identified the vicinity of the request, along Riverbend Drive behind the Dollar Tree and the Murphy Oil properties. Staff stated that the rezoning site is approximately 5.6 acres in size. Staff noted that the owner of the property desires to build townhomes. Staff noted the trend of housing in the Riverbend Development and that the proposal would be similar to the townhome development currently being built adjacent to the rezoning site. Staff stated that they had received phone calls from the residents in the adjacent Cliffside neighborhood and had conducted an on-site meeting with several of the Cliffside residents to better understand their concerns. Public comments were received from the Cliffside residents. The comments addressed concerns about an adjacent sinkhole between the Cliffside neighborhood and the rezoning site, as well as traffic and sanitary sewer concerns. The Cliffside residents thanked staff for site visit. A motion was

made by Tim Lorimer, seconded by John Moody, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning from B-4P to PD. The motion passed unanimously, 5-0.

- 2. Hunt’s Crossing Ph2A Contingent Final Plat. The Commission is requested to grant contingent final plat approval for the Hunts Crossing Phase 2A Development. Staff stated that this section of the Hunt’s Crossing connects phase 1a which originates along Summerville Road and phase 3 which originates along Shadyside Drive. Staff stated that the proposal consists of approximately 800 feet of Hunts Terrace Drive and also contains 6 lots along the new street. Staff noted that the as-built drawings are still needed to complete the project as well as two minor sewer line repairs. Subsequently, staff stated that a contingent final approval with the as-built drawings and minor sewer repair still being required. A motion was made by John Moody, seconded by Tim Lorimer, to grant contingent final approval for the Hunt’s Crossing Phase 2A, contingent upon approval of the required as-built drawings and the two minor sewer line repairs. The motion passed unanimously, 5-0.

**VII. OTHER BUSINESS**

- 1. Approved Subdivisions  
The Commission reviewed the minor subdivisions approved since the last regular meeting.

**VIII. PUBLIC COMMENT**

Mr. John Kunysz addressed the Commission. Mr. Kunysz thanked the Commission for their vote on the Sullivan Gardens Parkway rezoning case they heard at the previous regular meeting.

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**

With no further business to conduct, the Chairman adjourned the meeting at 6:03p.m.



Introduction:

City staff is proposing several zoning text changes in an effort to hasten the approval process for murals proposed inside City limits.

Presentation:

Currently, only murals proposed in the B-2 and B-2E (downtown) zones are required to have approval granted by the Board of Mayor and Aldermen (BMA). Murals outside the downtown zones of B-2 and B-2E do not require BMA approval. Staff is proposing the deletion of the BMA approval aspect for downtown murals in favor of a staff-level approval. The rationale for this change is that BMA approval is unnecessary if the guidelines are met with a mural proposal.

Additionally, staff is proposing a change in the definition of a mural in the zoning text, to help staff make more defensible decisions for future mural proposals. The definition change will allow letters and words that do not reference a business as part of a mural. With the current mural definition, letters cannot be permitted as part of a mural.

Staff is proposing basic permitting criteria. The criteria only requires the address of the site, confirmation of property owner consent for the mural, contact information for the artist, and a scale drawing or color photo of the proposal with dimensions. A \$50 application fee is required.

The Planning Commission originally reviewed and approved this text amendment in May of 2024. Since the May meeting, concern was expressed about permitting murals in residential zones. This July proposal restricts murals to business areas, more specifically the P-1, TA/C, B-1, B-2, B-2E, B-3, B-4P, and BC zones. The restriction to business areas as opposed to having the mural allowance apply to all zoning districts, is the sole change for this item from when the Commission reviewed the matter in May 2024.

The specific mechanics of the changes are presented in the following pages along with the accompanying four sections to be amended.

Four proposed changes to the zoning code as it pertains to murals:

## Change 1

Sec. 114-1. – Definitions.

~~Sign, mural, means any mosaic, painting, photograph, graphic art technique, or combination thereof placed on the wall and containing no copy, advertising symbols, lettering, trademarks or other references to the premises or to the products and/or service offered for sale on the premises.~~

**Replace with:**

*Mural* means a work of art painted or otherwise directly applied on a building, structure, fence, or other object within public view. The work does not contain text, graphics, or symbols which specifically advertise or promote a business, product, or service.

## Change 2

Sec 114-194. – B-2, Central Business District

(g)Signs.(1) Freestanding Signs. Freestanding signs are permitted only for existing buildings with a setback from the front property line of ten feet or greater. Freestanding signs must be monument signs, not to exceed eight feet in height, including the sign base. Maximum sign square footage shall not exceed 50 square feet, with no more than 25 square feet per side. Sign bases should be constructed of brick, stone, or other durable materials.

(2)Wall Signs. Single-tenant businesses and multitenant centers are permitted wall signs equivalent to one percent of the business's building ground coverage area up to 100 square feet total signage. Businesses having less than 5,000 square feet area may utilize up to 50 square feet of signage.

~~(3)Murals and banners shall not be permitted in the B-2 district, except as approved by the board of mayor and aldermen.~~

(4)Electronic message boards are prohibited in the B-2 district.

(5)Blade Signs. Blade signs are encouraged and a blade sign not exceed six (6) square feet can be provided in addition to wall signage on any façade that has a sidewalk or entrance. One blade sign per exterior wall is permitted. A blade sign is an ornamental rod extending perpendicular from the building no more than six (6) linear feet with a hanging sign suspended from it at a 90 degree angle from building face and street right-of-way. Blade signs shall be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face

for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign.

## Change 3

Sec 114-203. – B-2, Central Business District

(g)Signs.(1)Freestanding Signs. Freestanding signs are permitted only for existing buildings or new construction with a setback from the front property line of ten feet or greater. Freestanding signs must be monument signs, not to exceed eight feet in height, including the sign base. Maximum sign square footage shall not exceed 50 square feet, with no more than 25 square feet per side. Sign bases should be constructed of brick, stone, or other durable materials.

(2)Wall Signs. Single-tenant businesses and multitenant centers are permitted wall signs equivalent to one percent of the business's building ground coverage area up to 150 square feet total signage. Businesses having less than 5,000 square feet area may utilize up to 50 square feet of signage.

~~(3)Murals and banners shall not be permitted in the B-2E district, except as approved by the board of mayor and aldermen.~~

(4)Electronic message boards are prohibited in the B-2E district.

(5)Blade Signs. Blade signs are encouraged and a blade sign not exceed six square feet can be provided in addition to wall signage on any façade that has a sidewalk or entrance. One blade sign per exterior wall is permitted. A blade sign is an ornamental rod extending perpendicular from the building no more than six linear feet with a hanging sign suspended from it at a 90 degree angle from building face and street right-of-way. Blade signs shall be placed a minimum of nine feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six square feet may be provided in lieu of a blade sign.

## Change 4

### New Section 114-538

Murals proposals require a sign permit and are only allowed in the following zoning districts: P-1, Professional Offices District; TA/C, Tourist Accommodation/Commerce District; B-1, Neighborhood Business District; B-2, Central Business District; B-2E, Central Business Edge District; B-3, Highway Oriented Business District; B-4P, Planned Business District; and BC, Business Conference District.

Permit criteria for the mural permit will consist of the following:

- A. Address of the property of proposed mural;
- B. Written consent from the property owner giving permission to place the mural on the building;
- C. Contact information of artist/team leader;
- D. Scale drawing and color photo of the building showing proposed size and location of the mural. Drawings shall include the dimensions, construction supports, sizes, foundation, electrical wiring and components, materials of the mural and method of attachment and character of structure members to which attachment is to be made. The design, quality, materials and loading shall conform to the requirements of the adopted Building Code.

Staff recommends sending a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text changes.



July 8, 2024

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

Chairman Duncan:

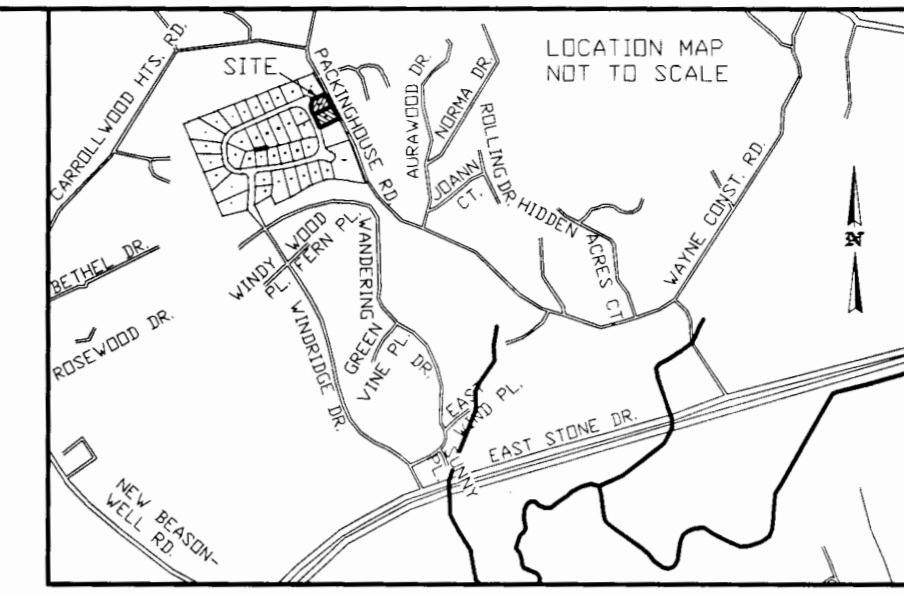
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

1. 5044 Rose Garden Circle
2. 475 & 477 Shadowtown Road
3. 101 Coventry Wynde
4. 1912 & 1916 Noble Street
5. 100 Netherland Lane
6. 2120 Enterprise Place
7. 330 Island Road

Sincerely,

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





Slide A-1740

06/11/2024 - 12:51:39 PM

24009602

1 PGS:AL-PLAT BATCH: 356584  
 PLAT BOOK: P59  
 PAGE: 351-351

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

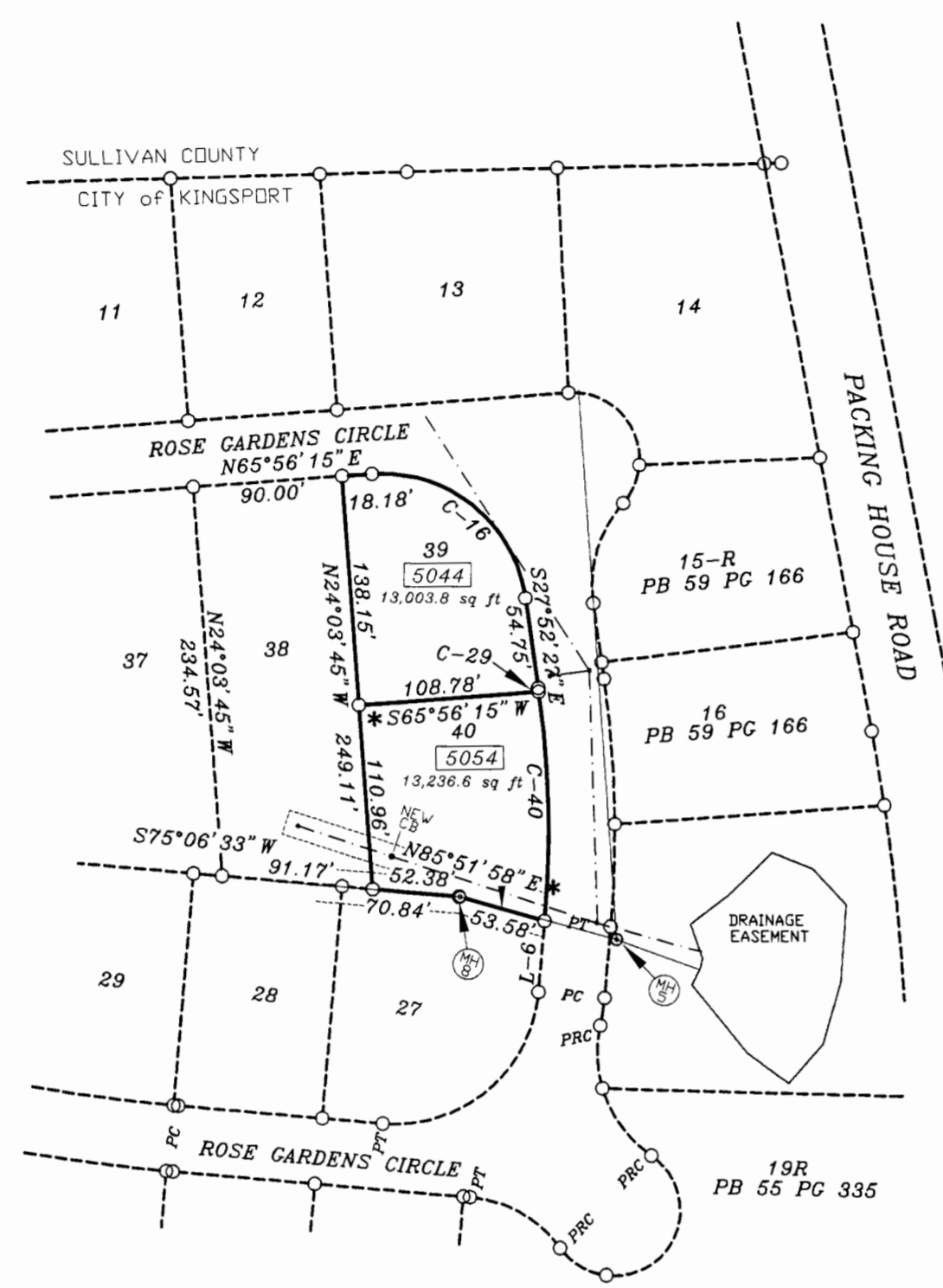
STATE OF TENNESSEE, SULLIVAN COUNTY  
 SHEENA R TINSLEY  
 REGISTERED PROFESSIONAL SURVEYOR

Curve No. 16 (C-16)  
 Delta - 86°11'18" RT  
 R = 87.00'  
 L = 130.87'  
 Ch = S70°58'06"E  
 118.88'

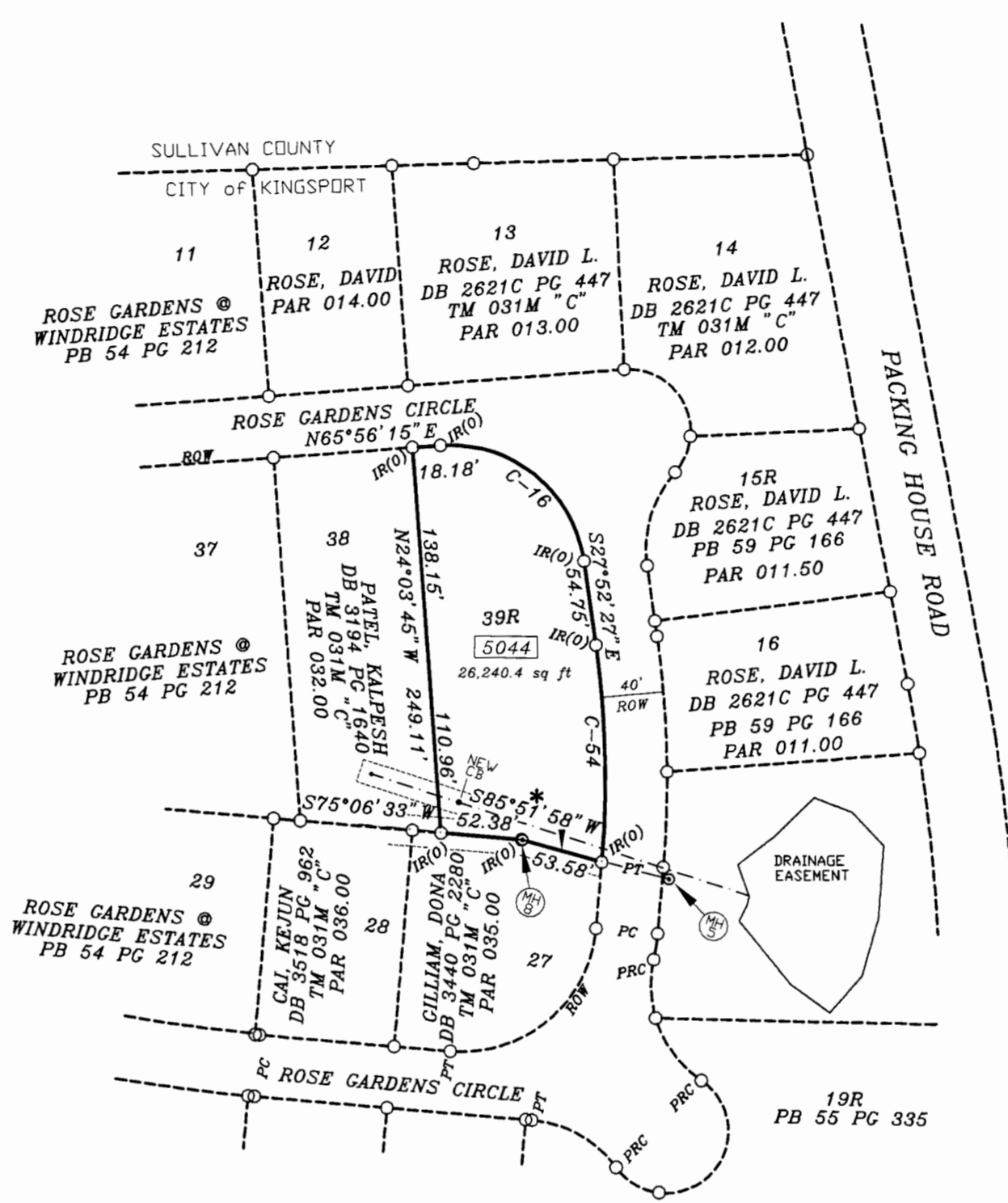
Curve No. 54 (C-54)  
 Delta - 12°59'00" RT  
 R = 619.25'  
 L = 140.32'  
 Ch = S21°22'57"E  
 140.02'

NOTES:

- 1) BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK MONUMENTS 023 AND 223.
  - 2) HORIZONTAL DATUM (N.A.D.83) AND VERTICAL DATUM (N.A.V.D. 88/99) ESTABLISHED FOR PROJECT BY G.P.S. OBSERVATIONS. LEAST SQUARES ADJUSTMENT PERFORMED TO CONFORM TO THE NATIONAL SPATIAL REFERENCE SYSTEM.
  - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0055D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4) REFERENCE DEED: DB 2621C Pg 447 PB 54 PG 212
  - 5) TAX MAP 031M "C" PARCEL 039.00
  - 6) PROPERTY ZONED: R-1B
  - 7) BUILDING SETBACKS LIMITS: FRONT YARD = 30'  
REAR YARD = 30'  
SIDE YARD = 8'
- ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSPORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
  - 9) ALL ROW CORNERS AND CHANGES IN LINE BEARINGS ARE IRON ROD (NEW) UNLESS OTHERWISE NOTED. ALL IRON ROD (NEW) ARE #6 REBAR, 18" LONG WITH A YELLOW PLASTIC I.D. CAP STATING "TENNESSEE RLS 891".
  - 10) \* DENOTES THAT THE BEARING IS NOT RADIAL TO THE CURVE.
  - 11) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
  - 12) 911 ADDRESSES : [5044] ROSE GARDENS CIRCLE
  - 13) FIELD BOOK: 158
  - 14) ACAD FILE NAME: 07-6053\Drawings\F507-6053-13.dwg FILE # 24-6814
  - 15) OWNER/DEVELOPER: DAVID L. ROSE  
ROSE CONSTRUCTION COMPANY  
1038 SOUTH WILCOX DRIVE  
SUITE 100  
KINGSPORT, TN 37660  
Phone: (423) 245-2264
  - 16) DATE: MAY 24, 2024



BEFORE



AFTER

- LEGEND**
- IR(0) EXISTING 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
  - IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
  - \* LINE NOT RADIAL
  - - - WATER LINE
  - - - SANITARY SEWER LINE
  - - - STORM SEWER LINE
  - CB ■ CATCH BASIN
  - MH ○ MAN HOLE

**MIZE & ASSOCIATES SURVEYORS**  
 P.O. Box 465  
 Blountville, Tennessee 37617  
 423-384-4562



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 \_\_\_\_\_ WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 6/11/2024

Alice Dem  
 AUTHORIZING REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE: 6/11/2024

Alice Dem  
 CITY GIS DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 6/11/2024

DAVID L. ROSE  
 OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN 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 HEREIN.

DATE: 6/11/2024

DAVID L. ROSE  
 SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY SPECIFICATIONS OR; (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE: 6/11/2024

Alice Dem  
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATE: 6/11/2024

Alice Dem  
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT

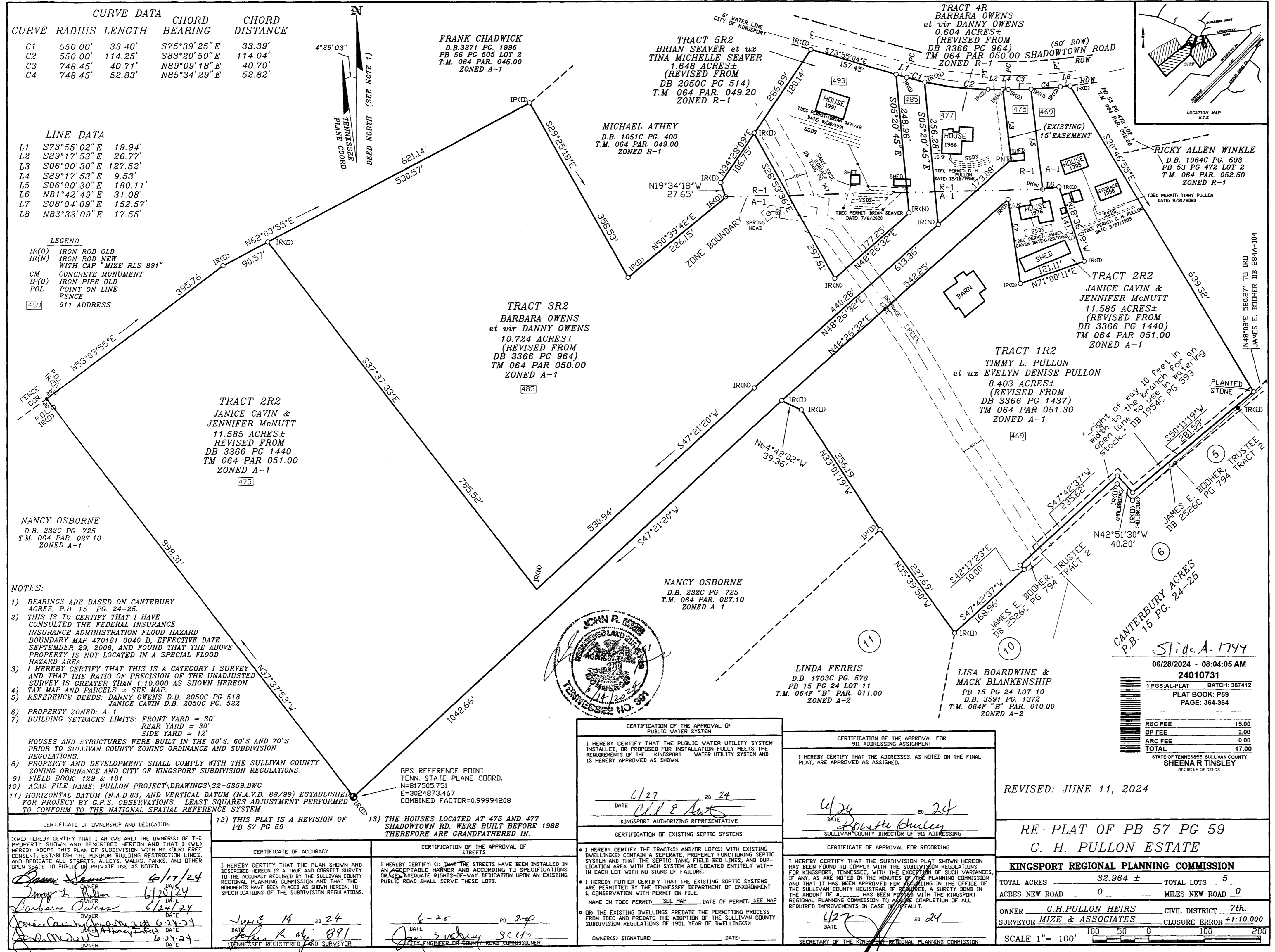
CERTIFICATE OF APPROVAL FOR RECORDING

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 RECORDING IN THE OFFICE OF THE \_\_\_\_\_ REGISTRAR. 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: 6/11/2024

Alice Dem  
 SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

RE-PLAT LOT 39R	
ROSE GARDEN @ WINDRIDGE ESTATES	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	0.602 ACRES±
TOTAL LOTS	1
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	DAVID L. ROSE
CIVIL DISTRICT	10th
SURVEYOR	MIZE & ASSOCIATES
CLOSURE ERROR	1:10,000
SCALE	1" = 100'



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. DATE: 6/27/24 SIGNATURE: [Signature] KINGSPORT AUTHORIZING REPRESENTATIVE	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATE: 6/24/24 SIGNATURE: [Signature] SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING
CERTIFICATION OF EXISTING SEPTIC SYSTEMS I HEREBY CERTIFY THAT THE EXISTING SEPTIC SYSTEMS WITH EXISTING DWELLINGS CONTAIN A SEPARATE, PROPERLY FUNCTIONING SEPTIC SYSTEM AND THAT THE SEPTIC TANK, FIELD BED LINES, AND DUMP-LICATION AREA WITH EACH SYSTEM ARE LOCATED ENTIRELY WITHIN EACH LOT WITH NO SIGNS OF FAILURE. I HEREBY FURTHER CERTIFY THAT THE EXISTING SEPTIC SYSTEMS ARE PERMITTED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION WITH PERMIT FILE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. OR: THE EXISTING DWELLINGS PREDATE THE PERMITTING PROCESS FROM TDEC AND PREDATE THE ADOPTION OF THE SULLIVAN COUNTY SUBDIVISION REGULATIONS OF 1991 YEAR OF DWELLINGS. DATE: 6-25-24 SIGNATURE: [Signature] CITY ENGINEER OR COUNTY ROAD COMMISSIONER	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ 2,000 HAS BEEN PROVIDED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 6/27/24 SIGNATURE: [Signature] SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION

REVISED: JUNE 11, 2024

RE-PLAT OF PB 57 PG 59  
G. H. PULLON ESTATE

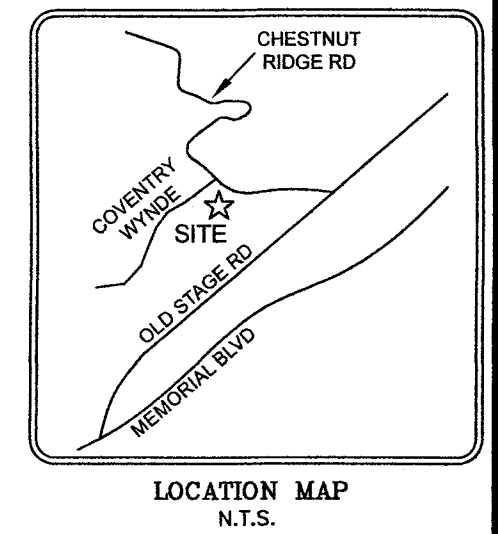
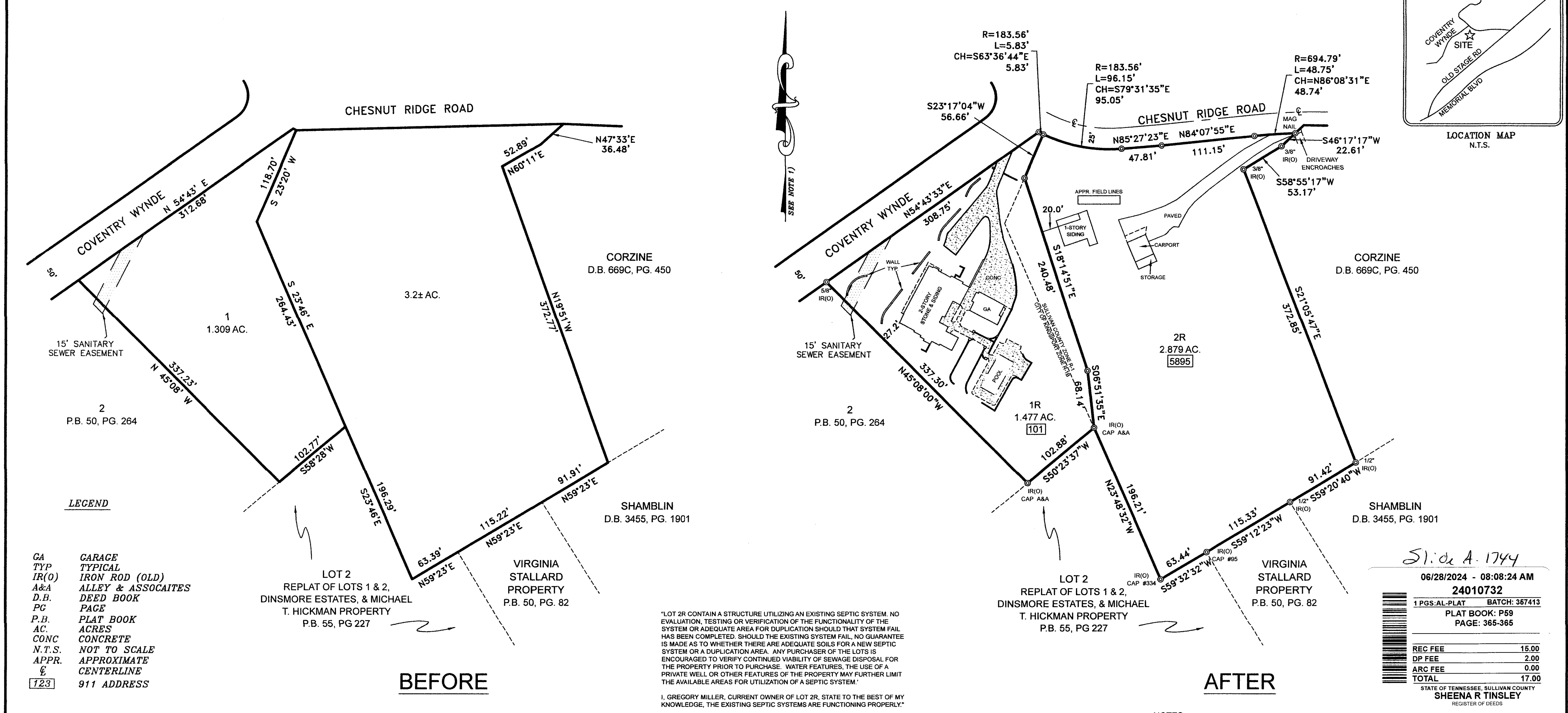
<b>KINGSPORT REGIONAL PLANNING COMMISSION</b>	
TOTAL ACRES	32.964 ±
TOTAL LOTS	5
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	G.H. PULLON HEIRS
CIVIL DISTRICT	7th
SURVEYOR	MIZE & ASSOCIATES
CLOSURE ERROR	+1:10,000
SCALE 1" = 100'	

Slide A. 1747  
06/28/2024 - 08:04:05 AM  
24010731  
1 PGS-AL-PLAT BATCH: 367412  
PLAT BOOK: P59  
PAGE: 364-364

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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





- LEGEND**
- GA GARAGE
  - IR(O) TYPICAL
  - A&A IRON ROD (OLD)
  - D.B. ALLEY & ASSOCIATES
  - PG DEED BOOK
  - P.B. PLAT BOOK
  - AC. ACRES
  - CONC CONCRETE
  - N.T.S. NOT TO SCALE
  - APPR. APPROXIMATE
  - 123 CENTERLINE
  - 911 ADDRESS

LOT 2  
REPLAT OF LOTS 1 & 2,  
DINSMORE ESTATES, & MICHAEL  
T. HICKMAN PROPERTY  
P.B. 55, PG 227

**BEFORE**

"LOT 2R CONTAIN A STRUCTURE UTILIZING AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR A DUPLICATION AREA. ANY PURCHASER OF THE LOTS IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM."

I, GREGORY MILLER, CURRENT OWNER OF LOT 2R, STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEMS ARE FUNCTIONING PROPERLY."

- NOTES:**
- 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS

DATE  
OWNER  
PRINT NAME

LOT 2  
REPLAT OF LOTS 1 & 2,  
DINSMORE ESTATES, & MICHAEL  
T. HICKMAN PROPERTY  
P.B. 55, PG 227

**AFTER**

- NOTES:**
- NORTH BASED ON REFERENCED PLAT.
  - PROPERTY IS ZONED R-1B (CITY OF KINGSPORT)  
PROPERTY IS ZONES R-1 (SULLIVAN COUNTY)  
SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
  - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
JOB NO. 24-13339
  - ACAD FILE 24-13339 MILLER.DWG
  - TAX MAP 047, PARCEL 039.00 & PARCEL 044.00
  - REFERENCES: P.B. 52, PG. 45 & D.B. 3499, PG. 2019.
  - I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
  - THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTES.

06/28/2024 - 08:08:24 AM

24010732

1 PGS:AL-PLAT BATCH: 387413

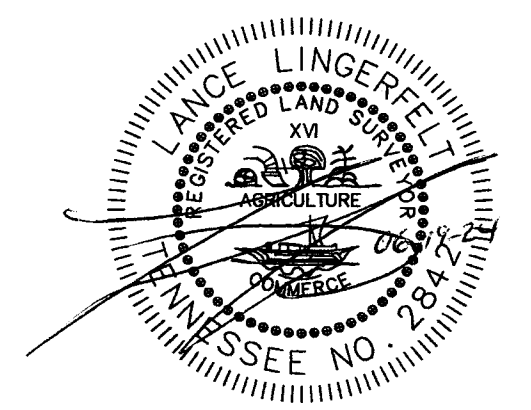
PLAT BOOK: P59

PAGE: 365-365

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b>	<b>CERTIFICATE OF ACCURACY</b>
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	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.
DATE: 6-24-24 OWNER: Gregory Miller	DATE: 6-19-24 TENNESSEE REGISTERED LAND SURVEYOR: [Signature]
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b>	<b>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</b>
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	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.
DATE: 6-24-24 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: [Signature]	DATE: 6-24-24 KINGSPORT AUTHORIZING AGENT: [Signature]



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 382-8896  
EMAIL: llingerfelt@alleysassociates.com

"CITY OF KINGSPORT SEWER IS ONLY AVAILABLE TO LOT 1R"

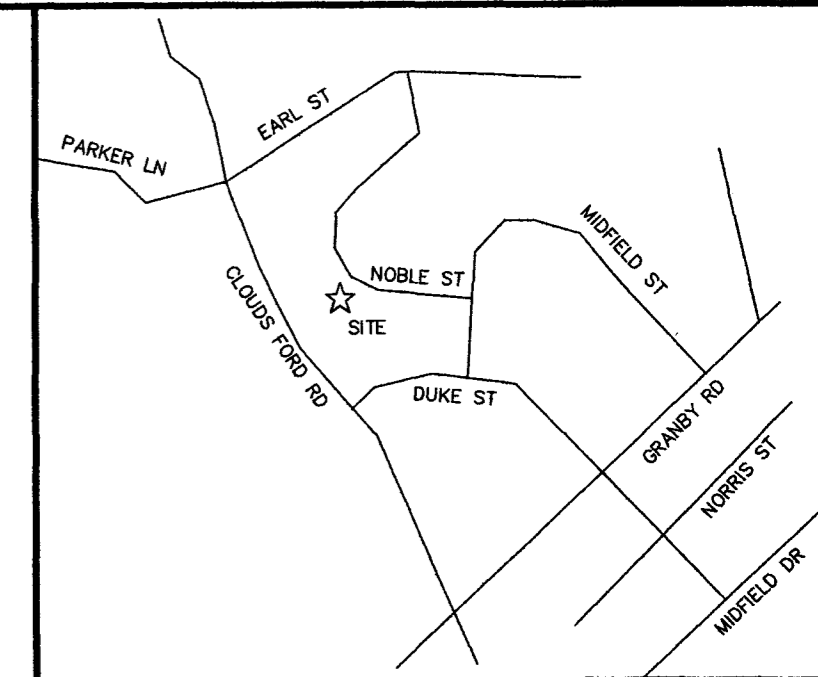
<b>CERTIFICATION OF THE APPROVAL OF STREETS</b>	<b>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</b>	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b>
I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED	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 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ [ ] HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 6-24-24 CITY ENGINEER: [Signature]	DATE: 6-24-24 KINGSPORT AUTHORIZING AGENT: [Signature]	DATE: 6-27-24 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

**RESUBDIVISION OF LOT 1, COVENTRY & THE MILLER PROPERTY**

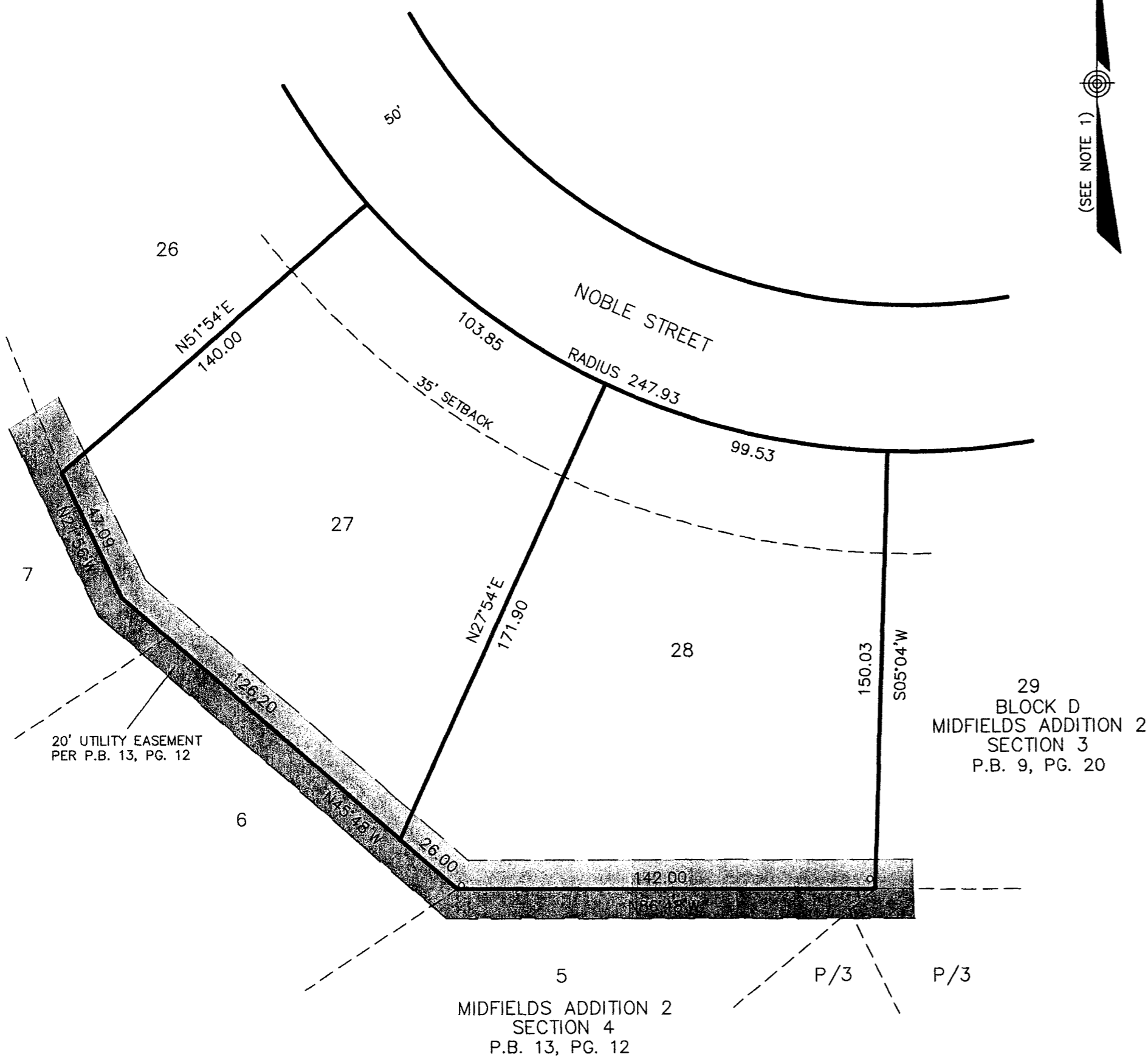
**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES	4.357	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	MILLER	CIVIL DISTRICT	10TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE	1" = 80'		

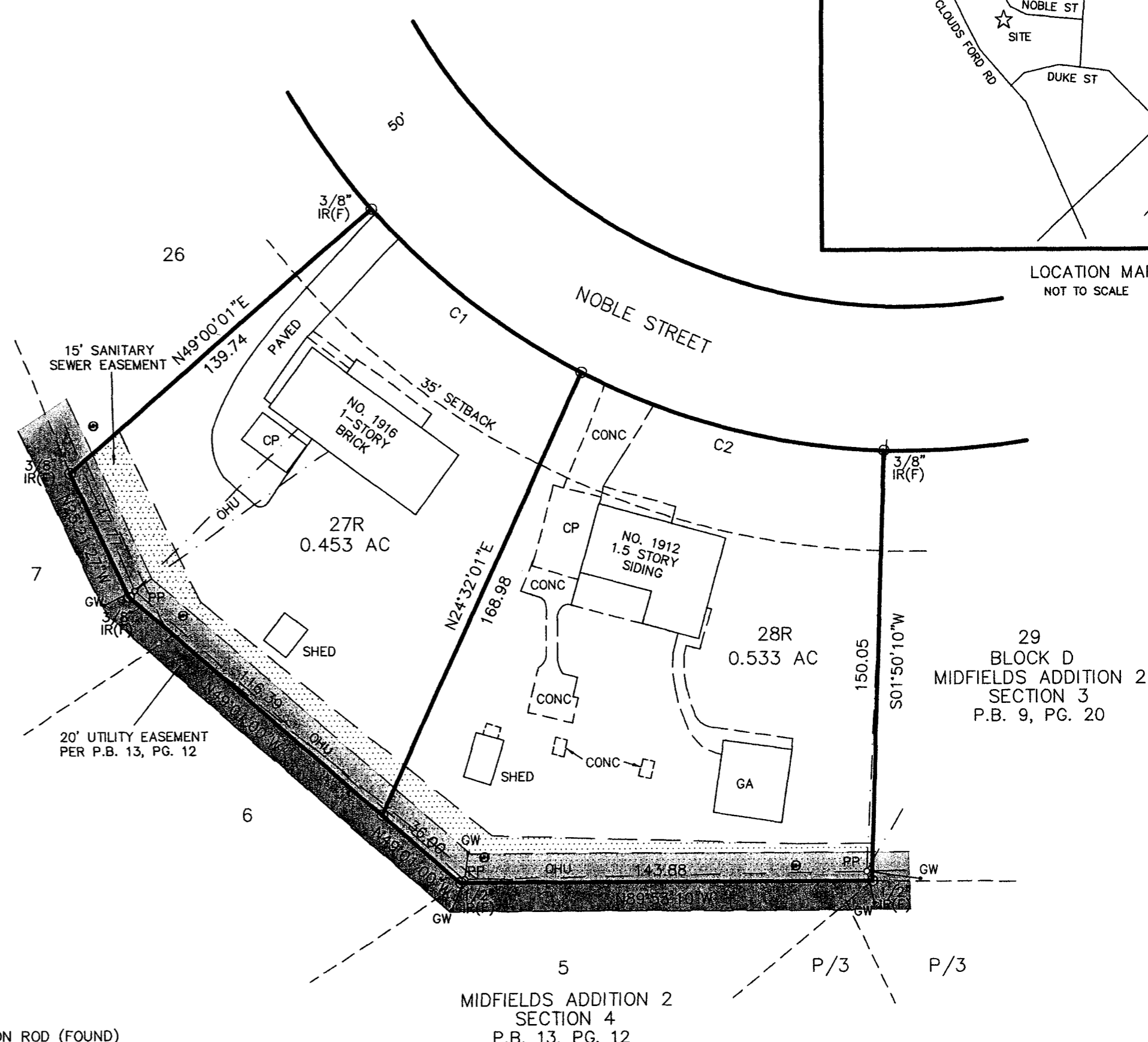
© COPYRIGHT 2024 CHARLES J. WELLS, R.L.S.



LOCATION MAP NOT TO SCALE



BEFORE



AFTER

LEGEND

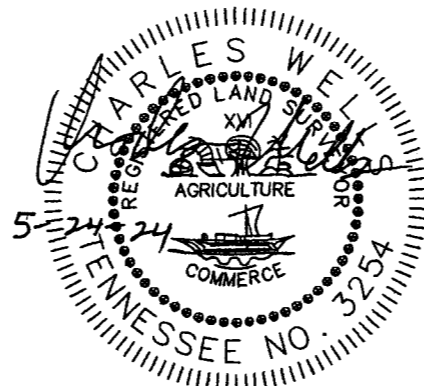
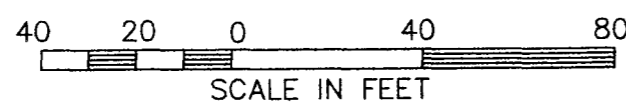
- IR(F) IRON ROD (FOUND)
- P.B. PLAT BOOK
- PG. PAGE
- AC ACRES
- CONC CONCRETE
- PP POWER POLE
- NO NUMBER
- OHU OVERHEAD UTILITY
- GW GUY WIRE
- CP CAR PORT
- GA GARAGE
- ⊙ SANITARY SEWER MANHOLE

NOTES:

- 1) NORTH BASED ON PLAT BOOK 9, PAGE 20

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 29G, "C" PARCELS 14 & 15
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) DEED REFERENCE: D.B. 3248, PG. 166, D.B. 3515, PG. 95
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 9) 5/8" IRON RODS WITH CAP #3254 ON ALL CORNERS UNLESS OTHERWISE NOTED.



Slide A-1744

06/28/2024 - 08:11:18 AM  
 24010737  
 1 PGS:AL-PLAT BATCH: 367416  
 PLAT BOOK: P59  
 PAGE: 366-366

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	247.93	93.47	92.92	S51°48'33"E
C2	247.93	110.16	109.26	S75°20'21"E

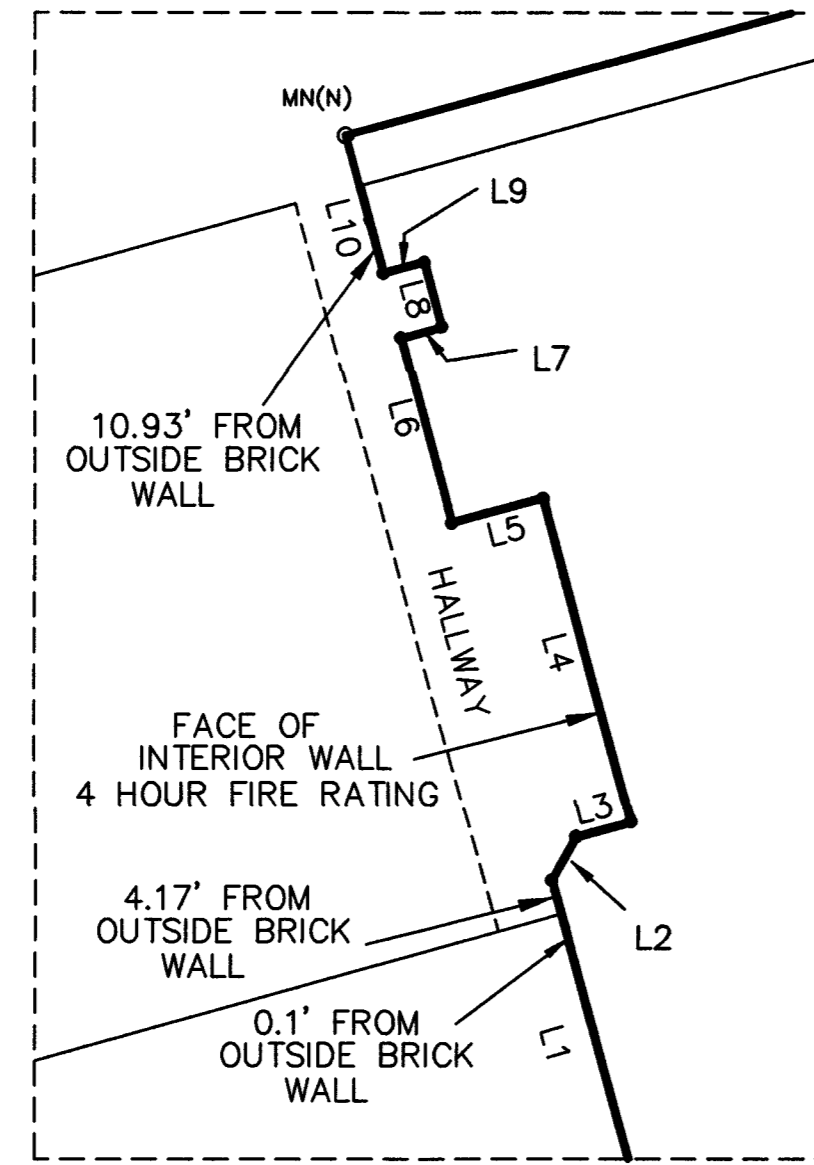
RESUBDIVISION OF LOTS 27 & 28  
 BLOCK D, MIDFIELDS ADDITION 2, SECTION 3

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.986 TOTAL LOTS 2  
 OWNER: KINDLE & WELLS DATE: MAY 24, 2024  
 CIVIL DISTRICT: 12TH SCALE: 1 INCH = 40'

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

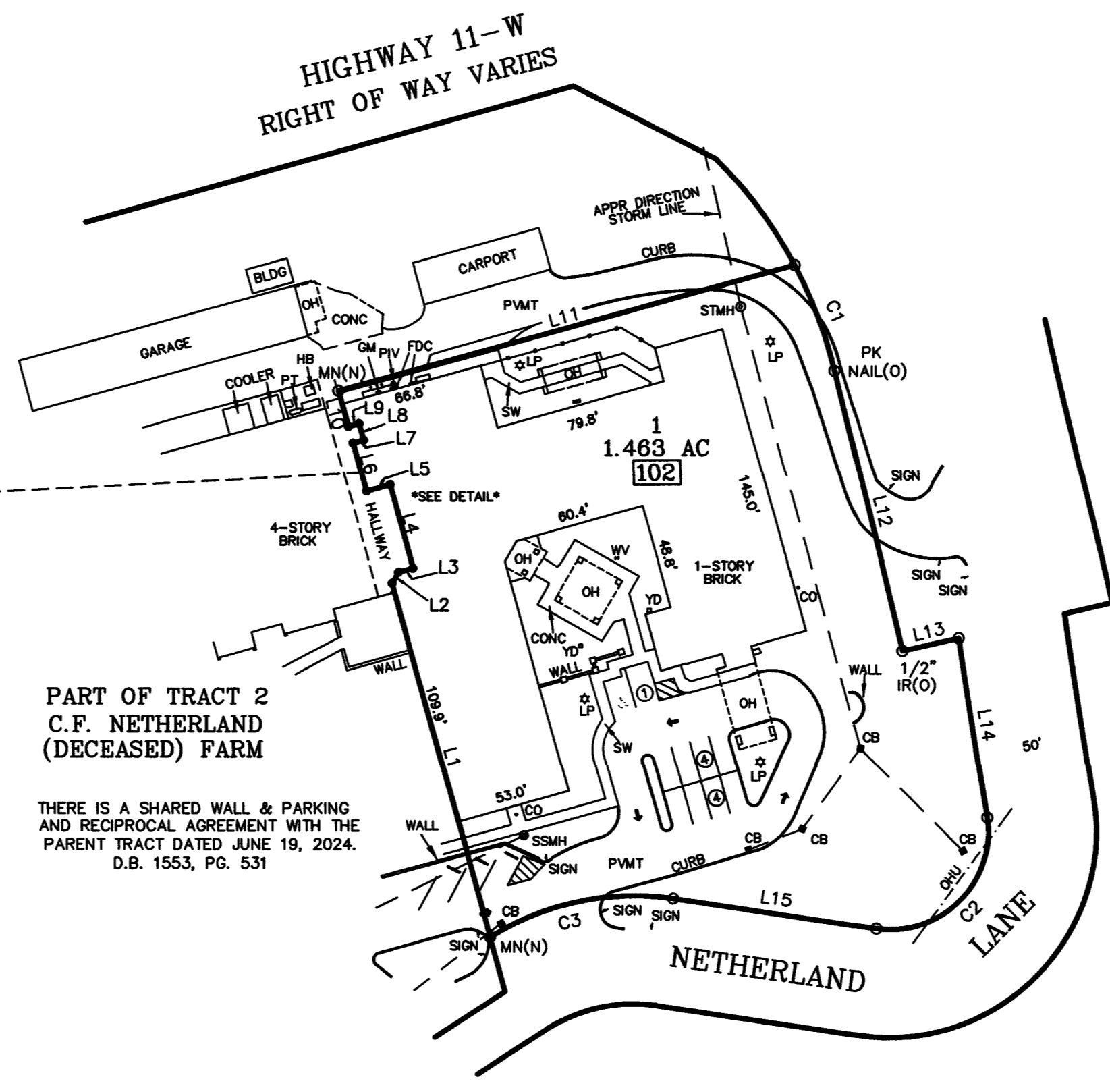
CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. <i>Charles Wells</i> 5-24-24 TENNESSEE REGISTERED LAND SURVEYOR DATE	(/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>Juanita Wells</i> 6/27/24 OWNER DATE	I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. <i>Christina Campbell</i> June 27, 2024 CITY GIS AUTHORIZED REPRESENTATIVE DATE	I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN. <i>Charles Wells</i> 6/27/24 KINGSPORT AUTHORIZING AGENT DATE	I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR <i>Charles Wells</i> 6/27/24 CITY ENGINEER DATE	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN. <i>Charles Wells</i> 6/27/24 KINGSPORT AUTHORIZING AGENT DATE	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCE IF ANY, AS SET FORTH 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 BY THE REGISTER, THE AMOUNT OF THE SURVEY FEE HAS BEEN PAID WITH THE KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>Charles Wells</i> 6/27/24 SECRETARY, KINGSFORD REGIONAL PLANNING COMMISSION DATE



DETAIL N.T.S.

LINE	BEARING	DISTANCE
L1	N15°31'20"W	169.74
L2	N29°45'36"E	6.04
L3	N74°45'36"E	6.82
L4	N15°14'24"W	40.28
L5	S74°45'36"W	11.30
L6	N15°14'24"W	22.94
L7	N74°45'36"E	5.10
L8	N15°14'24"W	8.00
L9	S74°45'36"W	5.10
L10	N15°32'34"W	17.20
L11	N74°38'51"E	219.05
L12	S13°33'32"E	133.59
L13	N77°05'56"E	26.69
L14	S08°48'55"E	84.06
L15	N81°30'21"W	95.14

CURVE	RADIUS	LENGTH	CHORD
C1	207.72'	52.47'	S207°48'48"E 52.33'
C2	45.00'	34.27'	S44°50'07"W 72.49'
C3	125.00'	88.40'	S78°15'19"W 86.57'

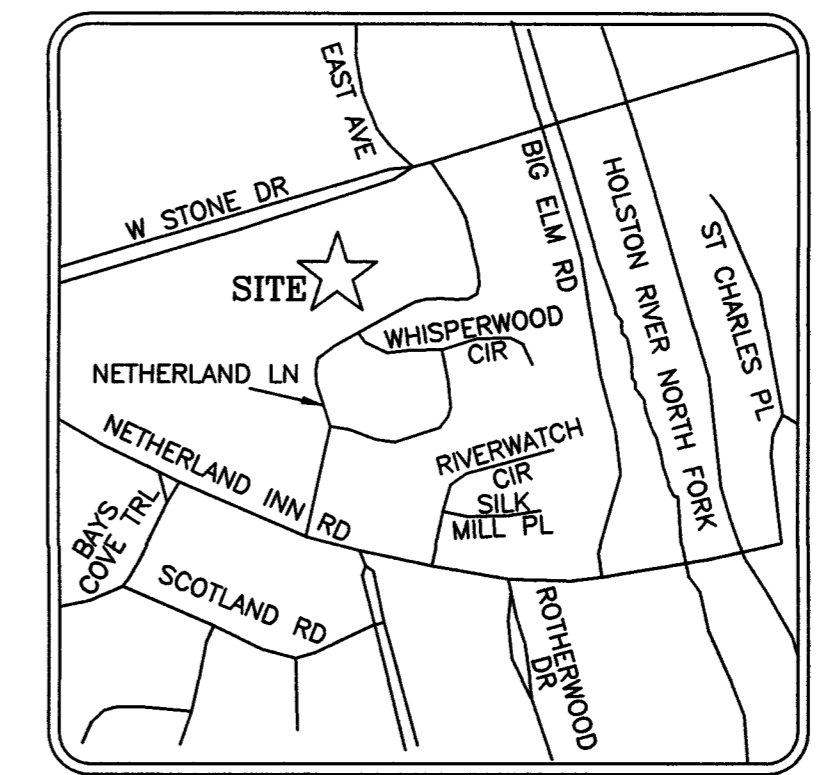


PART OF TRACT 2 C.F. NETHERLAND (DECEASED) FARM

THERE IS A SHARED WALL & PARKING AND RECIPROCAL AGREEMENT WITH THE PARENT TRACT DATED JUNE 19, 2024. D.B. 1553, PG. 531



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



LOCATION MAP N.T.S.

LEGEND

- IR(O) IRON ROD, OLD
- YD YARD DRAIN
- PK PARKER KALON
- MN(N) MAG NAIL, NEW
- PV POST INDICATOR VALVE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- WV WATER VALVE
- HB HOT BOX
- CB CATCH BASIN
- LP LIGHT POLE
- GM GAS METER
- PT PROPANE TANK
- OHU OVERHEAD UTILITY
- CO CLEAN OUT
- FDC FIRE DEPARTMENT CONNECTION
- CONC CONCRETE
- PVMT PAVEMENT
- BLDG BUILDING
- AC ACRES
- SW SIDEWALK
- OH OVERHANG
- NTS NOT TO SCALE
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- [123] 911 ADDRESS
- UNMARKED POINT

NOTES:

- 1) NORTH BASED ON N09°09'00"E PER PRIOR REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0140D EFFECTIVE DATE JULY 03, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 23-13048
- 5) ACAD FILE 23-13048 ASBURY CENTER.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 022 PARCEL 077.00
- 8) DEED REFERENCE: D.B. 381, PAGE 567
- 9) PLAT REFERENCE: FORMERLY P.B. 03, PAGE 214, NOW CABINET 1, ENVELOPE 59A
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
- 11) THE REMAINING TRACT IS GREATER THAN 5 ACRES.
- 12) I HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) 1/2" IRON ROD OLD WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

Slide A-1745  
07/02/2024 - 10:35:59 AM  
24010981  
1 PGS:AL:PLAT BATCH:358769  
PLAT BOOK: P69  
PAGE: 371-371  
REC FEE 15.00  
DP FEE 2.00  
ARC FEE 0.00  
TOTAL 17.00  
STATE OF TENNESSEE, SULLIVAN COUNTY  
SHEENA R TINSLEY  
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION		CERTIFICATE OF ACCURACY	
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.		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.	
OWNER	DATE	REGISTERED SURVEYOR	DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	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	DATE
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	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.
DATE
KINGSPOINT AUTHORIZING AGENT

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 KINGSPOINT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
DATE
KINGSPOINT AUTHORIZING AGENT

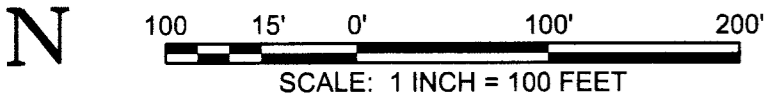
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPOINT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE HAWKINS COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE
SECRETARY, KINGSPOINT REGIONAL PLANNING COMMISSION

C.F. NETHERLAND (DECEASED) FARM	
KINGSPOINT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.463	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER ASBURY CENTER	CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SCALE 1"=60'	



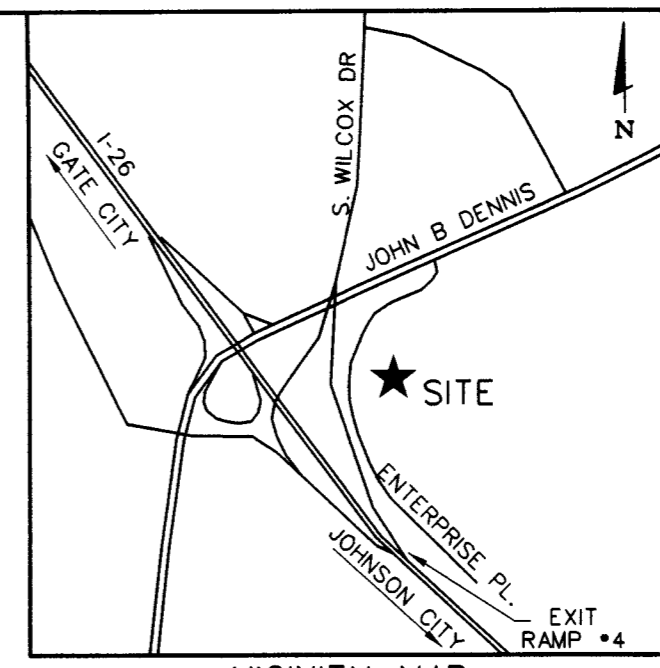
### GNSS POSITIONING METADATA

Type of GPS field procedure: Network RTK  
 Positional accuracy: Hz Prec. 0.05 Vt Prec. 0.07  
 95% Confidence Level  
 Date of survey: May 15, 2023  
 Datum/Epoch: NAD 1983(2007) NAVD 1988 / 2010  
 Published/Fixed-control-use: TDOT CORS  
 Geoid model: Geoid09 (Ellip GRS80)  
 Combined grid factor(s): No Scale Factor  
 Units: US Survey FT (US Plane 1983 TN4100)



### LEGEND

- IRN Iron Rod Set
- IRO Iron Rod Found
- △ CP Control Point
- ⊠ MON Monument
- POST Post
- ▽ WV Water Valve
- ⊞ CB Catch Basin
- ⊙ SAMH Sanitary ManHole
- ⊙ BH Bore Hole
- ⊙ SN Sign
- ⊙ LP Light Pole
- ⊙ TJB Telephone Junction Box
- Fence
- Stream Center Line
- SA Sanitary Sewer Line
- Property Line



VICINITY MAP  
NOT TO SCALE

Slide A-1745

07/02/2024 - 10:35:50 AM  
**24010979**

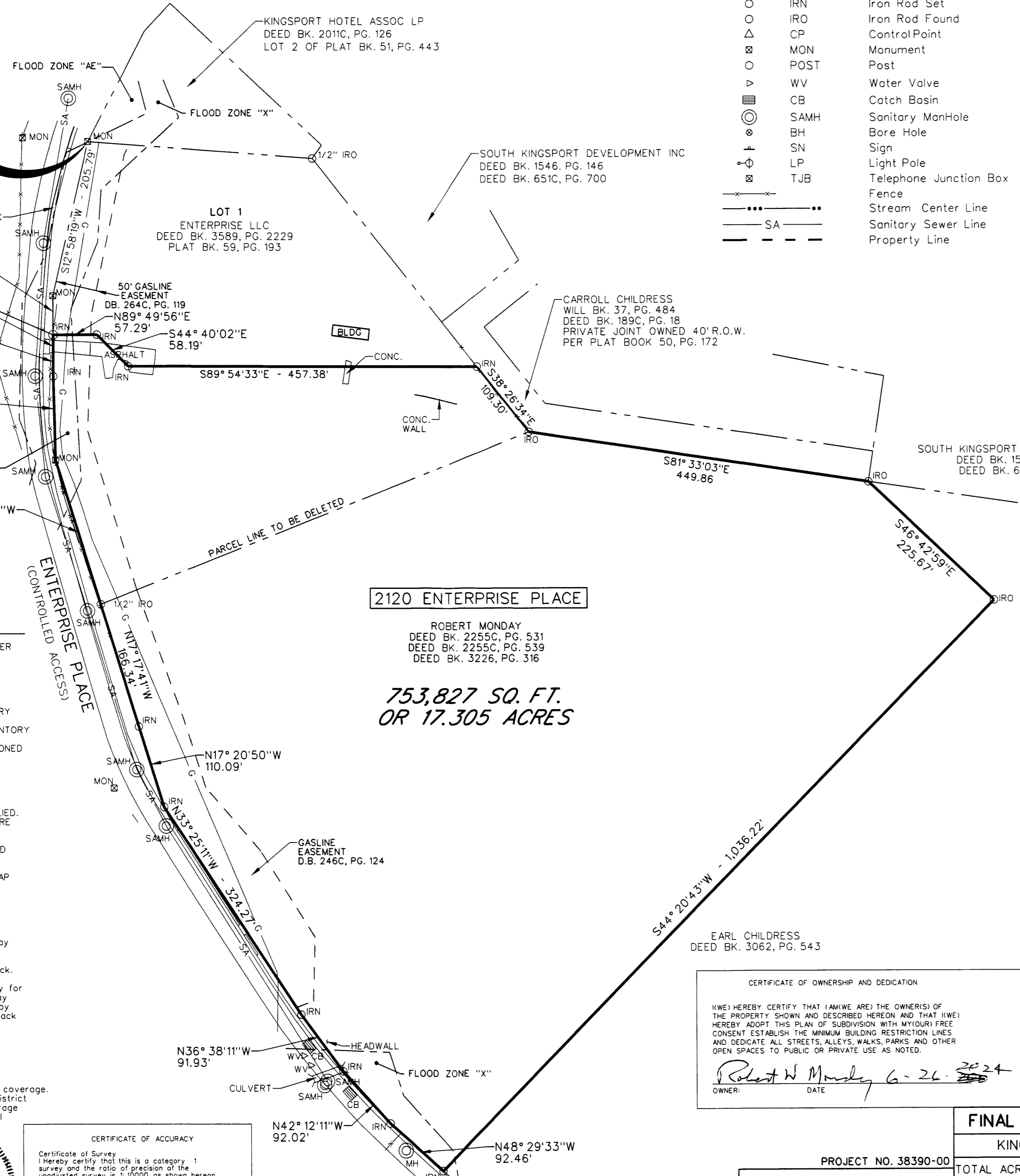
1 PGS:AL-PLAT BATCH: 358768  
 PLAT BOOK: P59  
 PAGE: 369-369

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

POINT OF COMMENCEMENT-  
 PROPOSED TRACT  
 NORTHING-807,038.19  
 EASTING-2,978,997.75

POINT OF BEGINNING-  
 PROPOSED TRACT  
 NORTHING-806,786.63  
 EASTING-2,978,951.70



2120 ENTERPRISE PLACE

ROBERT MONDAY  
 DEED BK. 2255C, PG. 531  
 DEED BK. 2255C, PG. 539  
 DEED BK. 3226, PG. 316

**753,827 SQ. FT.  
 OR 17.305 ACRES**

EARL CHILDRESS  
 DEED BK. 3062, PG. 543

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.

*Robert W Monday* 6-26-2024  
 OWNER: DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the register. If required, a surety bond in the amount of \$\_\_\_\_\_ has been posted with the Kingsport regional planning commission to assure completion of all required improvements in case of default.

7/2 DATE 20 24

SECRETARY  
 KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE 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.

1 JUL 20 24 DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION  
 OR *My*  
 KINGSPORT AUTHORIZING AGENT

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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

1 JUL 20 24 DATE

*My*  
 AUTHORIZING AGENT

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

### NOTES:

- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- UTILITIES THAT ARE VISIBLE (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. UNDERGROUND UTILITIES ARE NOT VISIBLE. THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE. HOWEVER, THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
- TAX MAP 76 PARCEL 3.00 & 3.06
- GRID COORDINATES SHOWN ARE STATE PLANE WITH NO SCALE FACTOR APPLIED. GEODETIC AND GRID COORDINATES ARE RELATIVE TO NAD83 DATUM AND WERE ESTABLISHED BY DIFFERENTIAL SURVEY GRADE GPS.
- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND ADDITIONAL EASEMENTS MAY BE REVEALED BY A CURRENT TITLE SEARCH.
- PROPERTY IS LOCATED IN FLOOD ZONE "X" & "AE" AS PER FEMA FLOOD MAP 47163C0045D EFFECTIVE DATE OF 9/29/2006
- PROPERTY IS ZONE B-4P (PLANNED BUSINESS DISTRICT) AS PER CITY OF KINGSPORT ZONING.
  - Building setback. The following minimum setbacks shall be observed:
    - Front yard. Minimum front yard setback from a public street or right-of-way for vehicular traffic shall be not less than 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height. Transit stops, transit shelters and other public uses may be located in the front yard setback.
    - Side yard. Minimum side yard setback from a public street or right-of-way for vehicular traffic shall be 15 feet. Zero lot lines in lieu of side yard setback may be permitted on one side only when complementary joint uses are approved by the planning commission. The opposite side yard should have a minimum setback of 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height.
    - Rear yard. Minimum rear yard setback shall be 30 feet. A 2:1 height to yard ratio shall be utilized for structures in excess of 60 feet height.
  - Building height. There shall be no maximum building height. (f) Building ground coverage. The building ground coverage for each use and accessory use in the B-4P district shall not exceed 30 percent. This may be the total area of the lot or the average area of several lots when an integrated complex is developed. (g) All buildings and parking structures.



CERTIFICATE OF ACCURACY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. This survey has been prepared in accordance with The Standards of Practice for Land Surveys in the State of Tennessee.

*David Brian Hill* 2634  
 Date: 6-17-24  
 Tenn. Reg. No.

PREPARED FOR:  
 ROBERT MONDAY  
 902 KERMIT DRIVE  
 KNOXVILLE, TENNESSEE 37912  
 PHONE: (865) 387-3287

PROJECT NO. 38390-00

**BARGE**  
 DESIGN SOLUTIONS

Four Sheridan Square // Suite 100 // Kingsport, Tennessee 37660  
 PHONE (423) 247-6525 // FAX (423) 247-4233

**FINAL PLAT OF BOB MONDAY PROPERTY**

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	17.305	TOTAL LOTS	1
ACRES NEW ROAD/ALLEYS	0	MILES NEW ROAD	0
OWNER	Bob Monday	CIVIL DISTRICT	13th
SURVEYOR	DAVID BRIAN HILL	CLOSURE ERROR	1:10,000

SCALE: 1" = 100'

**811** Know what's below  
 Call before you dig.  
 811  
 www.call811.com

<p style="text-align: center;">TDEC</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>		<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <th>CURVE</th> <th>RADIUS</th> <th>ARC LENGTH</th> <th>CHORD LENGTH</th> <th>CHORD BEARING</th> <th>DELTA ANGLE</th> </tr> <tr> <td>C1</td> <td>880.00</td> <td>130.82'</td> <td>130.70'</td> <td>N 80°05'55" E</td> <td>8°31'02"</td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <th>LINE</th> <th>BEARING</th> <th>DISTANCE</th> </tr> <tr> <td>L1</td> <td>N 75°50'24" E</td> <td>38.39'</td> </tr> </table>		CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	C1	880.00	130.82'	130.70'	N 80°05'55" E	8°31'02"	LINE	BEARING	DISTANCE	L1	N 75°50'24" E	38.39'	<div style="text-align: center;"> </div>		<div style="text-align: center;"> <p style="text-align: center;">LOCATION MAP NOT TO SCALE</p> </div>	
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE																				
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LINE	BEARING	DISTANCE																							
L1	N 75°50'24" E	38.39'																							
<p>THOMAS BISHOP DB.-3141/P.G.-662 TAX MAP 048 PARCEL 077.30</p>				<p>BENJAMIN TINDALL DB.-3530/P.G.-1560 TAX MAP 048 PARCEL 078.00</p> <p>REMAINDER IS GREATER THAN 5.00 AC.± AND MEETS MINIMUM ROAD FRONTAGE.</p>																					
<p><b>FLOOD NOTE:</b> By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 47163C0070D, which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area.</p>		<p style="text-align: center;">MISCELLANEOUS NOTES:</p> <p>THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.</p> <p>THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.</p> <p>THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.</p>		<p style="text-align: center;"><b>LEGEND</b></p> <p>○ IRON PIN SET ● IRON PIN FOUND</p>																					
<p style="text-align: center;">CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATED: <u>7/2/2024</u> <i>[Signature]</i> CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE</p>		<p style="text-align: center;">CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATED: <u>7-1-2024</u> <i>[Signature]</i> TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION KINGSPORT AUTHORIZING AGENT</p>		<p style="text-align: center;">SURVEY BY: CHARLES T. JOHNSON JR. NUMBER: 2405 PROJECT: 24160 DATE: 06-03-2024</p> <div style="text-align: center;"> </div>		<p style="text-align: center;">PROPERTY REFERENCE:</p> <p>BENJAMIN TINDALL DB.-3530/P.G.-1560 TAX MAP 048 PARCEL 078.00</p>																			
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**TPSI** TN. PROFESSIONAL SURVEYING INC.  
405 N BOONE STREET  
JOHNSON CITY TN, 37604 423-915-1136

Slide A-1745  
07/02/2024 - 10:35:50 AM  
**24010980**  
1 PGS:AL-PLAT BATCH: 358768  
PLAT BOOK: P59  
PAGE: 370-370

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
<b>TOTAL</b>	<b>17.00</b>

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