



## **REGIONAL PLANNING COMMISSION MEETING AGENDA**

**Thursday, August 21, 2025 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 July 14, 2025 Work Session Minutes
2. Approval of the July 17, 2025 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.

1. The Commission is requested to approve a one year extension of the Performance Bond for Arbor Townhomes. (Pyatte)
2. The Commission is requested to approve a one year extension of the Surety Bond for Arbor Townhomes. (Pyatte)
3. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to accept a reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. (Cooper)
4. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release Integrity Building Group, LLC from their current Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. (Cooper)

## **V. UNFINISHED BUSINESS**

## **VI. NEW BUSINESS**

- [1.](#) Fieldcrest Acres Phase 2 Preliminary Plat (PD25-0187) The Commission is requested to grant preliminary plat approval for Fieldcrest Acres Phase 2. (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, July 14, 2025 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, Tim Lorimer, Anne Greenfield, Chip Millican, Candice Hilton, Gary Mayes

Members Absent: Jason Snapp

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Sam Cooper, Garret Burton

Visitors: none

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

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

1. Approval of the June 16, 2025 Work Session Minutes
2. Approval of the June 19, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. No changes were identified. Non 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.

### **V. UNFINISHED BUSINESS**

## VI. NEW BUSINESS

1. Blakley Drive Rezoning (REZONE25-0149). 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 A-1. Staff reviewed this item in the Rock Springs area of the City. The rezoning request contains 8.32 acres and with a successful rezoning will be proposed as a special exception to the Board of Zoning Appeals for private recreation use. Staff noted that the A-1 zone is appropriate for the area, which is already a low density residential area. Staff noted that the A-1 zone is also appropriate abutting the existing B-4P zone to the east. Staff noted that no public comment has been received on the proposal. No official action was taken.
2. 5562 Highway 126 County Rezoning (REZONE25-0165). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County R-1 to County A-1 zone. Staff presented the details of the rezoning proposal to the Commission. Staff noted that this portion of Sullivan County is already a low density residential area with adjacent agricultural use and zone. Staff noted that the proposal conforms to both the city and county future land use plan designations. No official action was taken.
3. Bancroft Chapel Annexation (ANNEX24-0278). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Bancroft Chapel Annexation to the Board of Mayor and Aldermen. Staff stated that the same annexation proposal had been reviewed by the Commission earlier in the year. Additionally, staff noted that due to a delay in the associated developer's agreement, the item required a fresh recommendation prior to going before the Board of Mayor and Aldermen. Staff noted that annexation proposal recommendations from the Planning Commission could not be any older than 90 days prior to action by a legislative body. Staff reviewed the proposal, which is an owner requested 10-acre site off of Bancroft Chapel Road. Staff noted that the 300-foot portion of Bancroft Chapel Road in front of the annexation site is part of the annexation. Staff noted that the sole expense for the City on this annexation is the sewer cost. Staff noted that the sewer cost amounts to \$375,000. Staff noted that a developer's agreement will accompany the annexation to ensure that the sewer fund is compensated for the extension in a timely manner. Staff noted that the area is proposed to be zoned R-1C and that a standard plan of services is included in the annexation, less street lighting per the applicant's request. No official action was taken.



4. Brickyard Village Phase 1B Final Plat (PD25-0170). The Commission is requested to grant final plat approval for the Brickyard Village Phase 1B Final Plat. Staff presented the Brickyard Phase 1B to the Commission. Staff noted that this phase contains 24 single family homes along the new street of Showalter Court and Blair Court. Staff stated that the final proposal conforms to the existing preliminary approval and that a subdivision bond that covers both Phase 1B and Phase 1A is proposed as the guarantee of improvements for this phase. No official action was taken.
5. Brickyard Village Phase 1 Subdivision Bond (PD25-0170). The Commission is requested to accept a Subdivision Bond for the remaining on-site improvements for Brickyard Village Phase 1. Staff stated that this bond guarantee totals \$116,778.59 and covers the remaining improvements for both Phase 1B and Phase 1A. Staff noted that with approval of the new Phase 1 bond, that the existing Phase 1A irrevocable letter of credit will be proposed for release. No official action was taken.
6. Brickyard Village Phase 1A Letter of Credit Release (PD25-0170). The Commission is requested to release Edens Investment Inc., from their Irrevocable Letter of Credit for Brickyard Village Phase 1A and accept a new Subdivision Bond for Brickyard Village Phase 1. (Cooper). Staff noted that this existing irrevocable letter of credit for Phase 1A totals \$128,958.21 and will be absorbed by the new Phase 1 bond. Staff stated that the release of this irrevocable letter of credit is contingent upon receiving the Phase 1 bond in a form acceptable to the City Attorney. No official action was taken.
7. Fieldcrest Acres Phase 1 Final Plat (PD25-0125) The Commission is requested to grant final plat approval for Fieldcrest Acres Phase 1. Staff stated that Phase 1 of Fieldcrest Acres conforms to the existing preliminary approval. Staff stated that the development will contain 48 single family homes and 22 townhome units. Staff stated that the new Chimney View Loop and Holt Way city streets will serve the development. Staff noted that an irrevocable letter of credit and a subdivision bond accompany the request to the combined amount of \$917,004.37. No official action was taken.
8. Fieldcrest Acres Phase 1 Irrevocable Letter of Credit (PD25-0125) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 1. Staff stated that the developer, Integrity Building Group, proposes an irrevocable letter of credit for the amount of \$660,997.10 for a portion of the remaining improvements for Fieldcrest Acres Phase 1. The performance date for the project is April 17, 2026 and the expiration date for the project is July 17, 2026. No official action was taken.

9. Fieldcrest Acres Phase 1 Subdivision Bond (PD25-0125). The Commission is requested to accept a subdivision bond for on-site improvements for Fieldcrest Acres Phase 1. Builder D.R. Horton has proposed to provide a subdivision bond in the amount of \$256,656.60 for the remaining improvements of the Fieldcrest Phase 1 development. The performance date for the project is April 17, 2026 and the expiration date for the project is July 17, 2026. No official action was taken.
10. 1510 South Wilcox Dr. Zoning Development Plan (GATEWY25-0175). The Commission is requested to give zoning development plan approval for additions for the Eastman Credit Union Support Center. Staff provided the details of the project which is located in the Gateway Overlay with a base zone of BC, Business Conference. Staff noted that all zoning development plan improvements in the BC must have PC approval. Staff noted that ECU is adding a data center storage site onto their campus along with reconfigured outdoor employee break areas. Staff recommended approval based upon adherence to BC zone standards. No official action was taken.
11. Former KATS Transit Garage & Transit Center Surplus (SURPLS25-0181). The Commission is requested to grant approval for the surplus request for the Former KATS Transit Garage & Transit Center parcels. Staff stated that all city departments have reviewed the request and there are no reasons for the City to keep the property. Staff noted that Northeast State would acquire the buildings. No official action was taken.
12. Religious Assembly Zoning Text Amendment (ZTA25-0182). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment. Staff stated that the proposal would add religious assembly to the M-1, M-1R, and MX zoning districts. Staff stated that this item came about after a rezoning discussion with a local church representative with an M-1R zoned piece of property. Staff noted that Bristol, TN has had this allowance in their M-1 zone for years and hasn't experienced any problems with it. Staff also conducted site visits to several of these zones in the City during typical Sunday service time. Staff stated that activity and traffic were low on Sunday mornings in these areas. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen. No official action was taken.

## VII. OTHER BUSINESS

1. Conduct 2025 Officer Elections for Chairman and Vice Chairman  
Staff noted that Officer Elections would take place during the regular meeting with nominations taken from the floor. No official action was taken.

2. Approved Subdivisions

The Commission received the approved subdivisions for the last month.

**VIII. ADJOURN**

**IX. 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.



## REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, July 17, 2025 at 5:30p.m.

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, Tim Lorimer, Anne Greenfield, Candice Hilton, Gary Mayes, Jason Snapp, Curtis Montgomery, BJ Walsh

Members Absent: Chip Millican

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Sam Cooper, Garret Burton

Visitors: Tim Lingerfelt, Jennifer Helton, Travis Helton, Elizabeth Rowe, Garry Calcott, L. Calcott, Darin Karst

### II. APPROVAL OF THE AGENDA

A motion was made by Gary Mays, seconded by Anne Greenfield, to approve the agenda as presented. The motion passed unanimously, 8-0.

### III. APPROVAL OF MINUTES

1. Approval of the June 16, 2025 Work Session Minutes
2. Approval of the June 19, 2025 Regular Meeting Minutes

The Commission did not identify any needed changes. A motion was made by Tim Lorimer, seconded by Candice Hilton, to approve the minutes of the June 16, 2025 work session and the June 19, 2025 regular meeting. The motion passed unanimously, 8-0.

#### **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.

#### **V. UNFINISHED BUSINESS**

#### **VI. NEW BUSINESS**

1. Blakley Drive Rezoning (REZONE25-0149). 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 A-1. Staff reviewed this item in the Rock Springs area of the City. The rezoning request contains 8.32 acres and with a successful rezoning will be proposed as a special exception to the Board of Zoning Appeals for private recreation use. Staff noted that the A-1 zone is appropriate for the area, which is already a low density residential area. Staff noted that the A-1 zone is also appropriate to abut the existing B-4P zone to the east. Staff noted that no public comment has been received on the proposal. A motion was made by Gary Mayes, seconded by Anne Greenfield, to send a positive recommendation to the Board. The motion passed unanimously, 8-0.
2. 5562 Highway 126 County Rezoning (REZONE25-0165). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County R-1 to County A-1 zone. Staff presented the details of the rezoning proposal to the Commission. Staff noted that this portion of Sullivan County is already a low density residential area with adjacent agricultural use and zone. Staff noted that the proposal conforms to both the city and county future land use plan designations. Mr. Gary Calcott spoke against the request, stating that the area residents did not want to see a single wide trailer installed on the property. Staff commented that the listed reason for the rezoning was to match the agricultural land use with the requested A-1 zone. The Commission questioned whether they possessed all of the rezoning effort details. A motion was made by Anne Greenfield, seconded by Candice Hilton to send a negative recommendation to the Sullivan County Commission. The motion passed 5-3.
3. Bancroft Chapel Annexation (ANNEX24-0278). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Bancroft Chapel Annexation to the Board of Mayor and Aldermen. Staff stated that the same annexation proposal had been reviewed by the Commission earlier in the year. Additionally, staff noted that due to a delay in the associated developer's agreement, the item required a

fresh recommendation prior to going before the Board of Mayor and Aldermen. Staff noted that annexation proposal recommendations from the Planning Commission could not be any older than 90 days prior to action by the legislative body. Staff reviewed the proposal, which is an owner requested 10-acre site off of Bancroft Chapel Road. Staff noted that the 300-foot portion of Bancroft Chapel Road in front of the annexation site is part of the annexation. Staff noted that the sole expense for the City on this annexation is the sewer cost. Staff noted that the sewer cost amounts to \$375,000. Staff noted that a developer's agreement will accompany the annexation to ensure that the sewer fund is compensated for the extension in a timely manner. Staff noted that the area is proposed to be zoned R-1C and that a standard plan of services is included in the annexation, less street lighting per the applicant's request. A motion was made by Anne Greenfield, seconded by Candice Hilton to send a positive recommendation to the Board of Mayor and Aldermen for the annexation, zoning, and plan of services. The motion passed unanimously, 8-0.

4. Brickyard Village Phase 1B Final Plat (PD25-0170). The Commission is requested to grant final plat approval for the Brickyard Village Phase 1B Final Plat. Staff presented the Brickyard Phase 1B to the Commission. Staff noted that this phase contains 24 single family homes along the new street of Showalter Court and Blair Court. Staff stated that the final proposal conforms to the existing preliminary approval and that a subdivision bond that covers both Phase 1B and Phase 1A is proposed as the guarantee of improvements for this phase. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to grant final plat approval contingent upon receiving the Phase 1 guarantee in a form acceptable to the City Attorney. The motion passed unanimously, 8-0.
5. Brickyard Village Phase 1 Subdivision Bond (PD25-0170). The Commission is requested to accept a Subdivision Bond for the remaining on-site improvements for Brickyard Village Phase 1. Staff stated that this bond guarantee totals \$116,778.59 and covers the remaining improvements for both Phase 1B and Phase 1A. Staff noted that with approval of the new Phase 1 bond, that the existing Phase 1A irrevocable letter of credit will be proposed for release. A motion as made by Jason Snapp, seconded by Tim Lorimer, to accept the subdivision bond in the amount of \$116,778.59 for the remaining improvements to Brickyard Village Phase 1. The motion passed unanimously, 8-0.
6. Brickyard Village Phase 1A Letter of Credit Release (PD25-0170). The Commission is requested to release Edens Investment Inc., from their Irrevocable Letter of Credit for Brickyard Village Phase 1A and accept a new Subdivision Bond for Brickyard Village Phase 1. (Cooper). Staff noted that this existing irrevocable letter of credit for Phase 1A totals \$128,958.21 and will be absorbed by the new Phase 1 bond. Staff stated that the release of

this irrevocable letter of credit is contingent upon receiving the Phase 1 bond in a form acceptable to the City Attorney. A motion was made by Tim Lorimer, seconded by Candice Hilton, to release the Brickyard Phase 1A irrevocable letter of credit contingent upon receipt of the new Brickyard Phase 1 subdivision bond in a form acceptable to the City Attorney. The motion passed unanimously, 8-0.

7. Fieldcrest Acres Phase 1 Final Plat (PD25-0125) The Commission is requested to grant final plat approval for Fieldcrest Acres Phase 1. Staff stated that Phase 1 of Fieldcrest Acres conforms to the existing preliminary approval. Staff stated that the development will contain 48 single family homes and 22 townhome units. Staff stated that the new Chimney View Loop and Holt Way city streets will serve the development. Staff noted that an irrevocable letter of credit and a subdivision bond accompany the request to the combined amount of \$917,004.37. A motion was made by Anne Greenfield, seconded by Tim Lorimer, to grant final plat approval contingent upon receiving appropriate guarantees in the amount of \$917,004.37 in a form acceptable to the City Attorney. The motion passed unanimously, 8-0.
8. Fieldcrest Acres Phase 1 Irrevocable Letter of Credit (PD25-0125) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 1. Staff stated that the developer, Integrity Building Group, proposes an irrevocable letter of credit for the amount of \$660,997.10 for a portion of the remaining improvements for Fieldcrest Acres Phase 1. The performance date for the project is April 17, 2026 and the expiration date for the project is July 17, 2026. A motion was made by Tim Lorimer, seconded by Jason Snapp, to accept an irrevocable letter of credit in the amount of \$660,997.10 for the Fieldcrest Acres Phase 1 guarantee. The motion passed unanimously, 8-0.
9. Fieldcrest Acres Phase 1 Subdivision Bond (PD25-0125). The Commission is requested to accept a subdivision bond for on-site improvements for Fieldcrest Acres Phase 1. Builder D.R. Horton has proposed to provide a subdivision bond in the amount of \$256,656.60 for the remaining improvements of the Fieldcrest Phase 1 development. The performance date for the project is April 17, 2026 and the expiration date for the project is July 17, 2026. A motion was made by Gary Mayes, seconded by Curtis Montgomery, to accept a subdivision bond in the amount of \$256,656.60 for the Fieldcrest Acres Phase 1 guarantee. The motion passed unanimously, 8-0.
10. 1510 South Wilcox Dr. Zoning Development Plan (GATEWY25-0175). The Commission is requested to give zoning development plan approval for additions for the Eastman Credit Union Support Center. Staff provided the details of the project which is located in the Gateway

Overlay with a base zone of BC, Business Conference. Staff noted that all zoning development plan improvements in the BC must have PC approval. Staff noted that ECU is adding a data center storage site onto their campus along with reconfigured outdoor employee break areas. Staff recommended approval based upon adherence to BC zone standards. A motion was made by Gary Mayes, seconded by Anne Greenfield to grant zoning development plan approval. The motion passed unanimously, 8-0

11. Former KATS Transit Garage & Transit Center Surplus (SURPLS25-0181). The Commission is requested to grant approval for the surplus request for the Former KATS Transit Garage & Transit Center parcels. Staff stated that all city departments have reviewed the request and there are no reasons for the City to keep the property. Staff noted that Northeast State would acquire the buildings. A motion was made by Gary Mayes, seconded by Anne Greenfield to declare the requested property surplus. The motion passed unanimously, 8-0.
12. Religious Assembly Zoning Text Amendment (ZTA25-0182). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment. Staff stated that the proposal would add religious assembly to the M-1, M-1R, and MX zoning districts. Staff stated that this item came about after a rezoning discussion with a local church representative with an M-1R zoned piece of property. Staff noted that Bristol, TN has had this allowance in their M-1 zone for years and hasn't experienced any problems with it. Staff also conducted site visits to several of these zones in the City during typical Sunday service time. Staff stated that activity and traffic were low on Sunday mornings in these areas. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen. A motion was made by Gary Mayes, seconded by Jason Snapp, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the text amendment. The motion passed unanimously, 8-0.

## VII. OTHER BUSINESS

1. Conduct 2025 Officer Elections for Chairman and Vice Chairman  
Staff noted that Officer Elections would take place during the regular meeting with nominations taken from the floor. A motion was made by Anne Greenfield, seconded by Candice Hilton, to nominate and elect Sharon Duncan as Chairman and Tim Lorimer as Vice Chairman. The motion passed 6-0-2 with both nominees abstaining from the vote.
2. Approved Subdivisions  
The Commission received the approved subdivisions for the last month.



## **VIII. ADJOURN**

## **IX. 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.

**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: LORI PYATTE, PLANNING TECHNICIAN**

**DATE: AUGUST 21<sup>ST</sup>, 2025**

**SUBJECT: PERFORMANCE BOND EXTENSION FOR ARBOR TOWNHOMES (RIVERBEND)**

**FILE NUMBER: PD23-0329**

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The City currently holds a Performance Bond in the amount of \$30,090.90 for Arbor Townhomes (Riverbend). The City Engineering Division has recalculated an estimate for this extension to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the final plat of Arbor Townhomes (Riverbend). The new estimate is for the amount \$12,215.99.

The Performance Bond approval will have an expiration date of September 11<sup>th</sup>, 2026. The Performance Bond states that the improvements will be completed on or before the Performance Date, which is set to June 11<sup>th</sup>, 2026.

Staff Recommends extension of the Performance Bond approval in the amount of \$30,090.90 as calculated by the City Engineering Division, to cover all remaining improvements for Arbor Townhomes (Riverbend).

**BOND ESTIMATE Part 1**  
**Riverbend Townhomes (Arbor Townhomes)**

Item IV1.

FILE NO. 2023-D23

July 8, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>General Items</b>					
1	1	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 141.35
2	1	EA	Plastic Pavement Marking (Cross-Walk)	\$ 529.50	\$ 529.50
3	1	LS	Stormwater Detention Basin Conversion (See Note Below)	\$ 10,000.00	\$ 10,000.00
				<b>SUBTOTAL</b>	<b>\$ 10,670.85</b>
CONTINGENCIES (6%)					<b>\$ 640.25</b>
					<b>\$ 11,311.10</b>
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					<b>\$ 904.89</b>
				<b>GENERAL TOTAL</b>	<b>\$ 12,215.99</b>

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



**Garret Burton**  
**Civil Engineer I**  
**City of Kingsport**

July 8, 2025

Date





## PERFORMANCE BOND

**Bond No.**0854697

**Premium:** \$903.00

**KNOW ALL MEN BY THESE PRESENTS:** That we, the undersigned,  
AEMS Development, LLC DBA All Phase Development

as Principal, and Harco National Insurance Company with its home office at 4200 Six Forks Rd, Suite 1400, Raleigh, NC, a corporation organized and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of North Carolina, as Surety, are held and firmly bound unto City of Kingsport

(hereinafter referred to as "Obligee")

in the penal sum of Thirty Thousand, Ninety and 90/100 Dollars

(\$30,090.90) dollars, for payment of which well and truly to be made contingent upon all of the terms and conditions hereof, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

SIGNED and sealed this 4th day of October 2024

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT, WHEREAS, the above named Principal did on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_, enter into a written contract with the Obligee for

Bond Estimate – Riverbend Townhomes (Arbor Townhomes) September 17, 2024

(hereinafter “the Contract”).

NOW, if the said \_\_\_\_\_  
shall well and faithfully do and perform the things agreed by \_\_\_\_\_  
to be done and performed according to the terms of the said Contract, we agreeing and  
assenting that this undertaking shall be for the benefit of the Obligee herein only;  
then this obligation shall be void; otherwise the same shall remain in  
full force and effect; it being expressly understood and agreed that the total liability  
of the Surety hereunder shall in no event exceed the penal amount of this obligation as herein stated.

Anything herein to the contrary notwithstanding, the Obligee agrees that any and all payments issued by the Surety under this bond, whether to Obligee, to or on behalf of Principal and/or in furtherance of the performance or satisfaction of Surety's obligations hereunder in any way (including but not limited to costs incurred in undertaking or arranging to perform any work under or in connection with the Contract), are to be credited against the penal amount of the bond. Further, Obligee hereby waives notice of the Surety's issuance, undertaking or agreement to issue any such payment(s) and/or incur any such costs and Obligee covenants and agrees that the Surety may cease any and all work, payments or other performance hereunder of any kind whatsoever at any time that the penal amount of the bond has been reached or that the Surety deems the penal amount will be reached due to obligations incurred by the Surety (whether or not payment has been issued therefor); all without any requirement of prior notice to Obligee, and that any and all further obligations of Surety hereunder shall thereupon be deemed fully and unconditionally discharged.

If there is no Obligor Default, the Obligor having performed all of its obligations under the Contract, the Surety's obligation to the Obligor under this bond shall arise after:

- a) The Obligor has notified the Principal and the Surety at its address described above that the Obligor is considering declaring a default and has requested and attempted to arrange a conference with the Principal and the Surety to be held not later than fifteen (15) days after receipt of such notice to discuss methods of performing the Contract. If the Obligor, the Principal and the Surety agree, the Principal shall be allowed a reasonable time to perform the Contract, but such an agreement shall not waive the Obligor's right, if any, subsequently to declare a default; and
- b) The Obligor has declared a default and formally terminated the Principal's right to complete the Contract in accordance with the terms of the Contract. Such default and termination shall not be declared earlier than twenty (20) days after the Principal and the Surety have received notice as provided in subparagraph a above; and
- c) The Obligor has agreed to pay the balance of the Contract Price to the Surety in accordance with the terms of the Contract or to a contractor selected to perform the Contract in accordance with the terms of the Contract.

When the Obligor has satisfied the conditions of subparagraphs a through c of the preceding section, the Surety shall promptly and at the Surety's expense take one of the following actions:

- a) Arrange for the Principal, with consent of the Obligor, to perform and complete the Contract; or
- b) Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or
- c) Obtain bids or negotiated proposals from qualified contractors acceptable to the Obligor for a contract for performance and completion of the Contract, arrange for a contract to be prepared for execution by the Obligor and the contractor selected with the Obligor's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Contract, and pay to the Obligor the completion costs in excess of the balance of the Contract Price only; or
- d) Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:
  - 1. After investigation, determine the amount for which it may be liable to the Obligor, subject to all of the limitations as set forth herein and particularly in subparagraph c above, and as soon as practicable after the amount is determined, tender payment therefore to the Obligor; or
  - 2. Deny liability in whole or in part and notify the Obligor citing reasons therefore.

Surety's liability to Obligor hereunder is limited to the reasonable costs of completion of the Contract in excess of the balance of the Contract Price, and Surety shall not be liable for any other claims, costs, losses or expenses of Obligor or any other party of any nature whatsoever.

Obligor agrees that amounts owed by Obligor to the Principal under the Contract shall be used for the performance of the Contract and to pay valid claims by subcontractors, suppliers and/or others providing labor, materials and/or equipment to or on behalf of the Principal in the performance of the Contract. By the Principal furnishing and the Obligor accepting this bond, they agree that all funds earned by the Principal in the performance of the Contract are dedicated to satisfy the obligations of the Principal and Surety under this bond. The Obligor further agrees that Surety shall not be liable to Obligor or others for obligations of the Principal that are unrelated to the Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations or by any other claims of Obligor or others.

No suit or action shall be commenced hereunder by Obligor:

1. After the expiration of one (1) year following the date on which Principal ceased work on said Contract or Obligor declared Principal in default, whichever occurs first, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law;
2. Other than in a state court of competent jurisdiction in and for the county or other political subdivision of the state in which the project, or any part thereof, is situated, or in the United States District Court for the District in which the project, or any part thereof, is situated, and not elsewhere.


No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligor named herein or the heirs, executors, administrators or successors of the Obligor.

#### Definitions:

- a) Balance of the Contract Price: The total amount payable by the Obligor to Contractor under the Contract after all proper adjustments have been made, including allowance to Contractor of any amounts received by the Obligor in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Contract.
- b) Contract: The agreement between the Obligor and the Contractor identified on the signature page, including all Contract Documents and changes thereto.
- c) Principal Default: Failure of the Principal, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Contract.
- d) Obligor Default: Failure of the Obligor, which has neither been remedied nor waived, to pay the Principal as required by the Contract or to perform and complete or comply with the other terms thereof.

AEMS Development, LLC DBA All Phas

Attest: 

Principal:   
Brandon Stamper, Managing Memb

Harco National Insurance Company

Attest: 

By:   
Jeremy Crawford Attorney-In-Fact (Seal)

**POWER OF ATTORNEY**  
**HARCO NATIONAL INSURANCE COMPANY**  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**

Bond # 0854697

Item IV1.

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

**KNOW ALL MEN BY THESE PRESENTS:** That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

**JEREMY CRAWFORD**

Golden Valley, MN

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents  
on this 31st day of December, 2023



STATE OF NEW JERSEY  
County of Essex

Michael F. Zurcher

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

STATE OF ILLINOIS  
County of Cook



On this 31st day of December, 2023, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey  
My Commission Expires April 16, 2029

**CERTIFICATION**

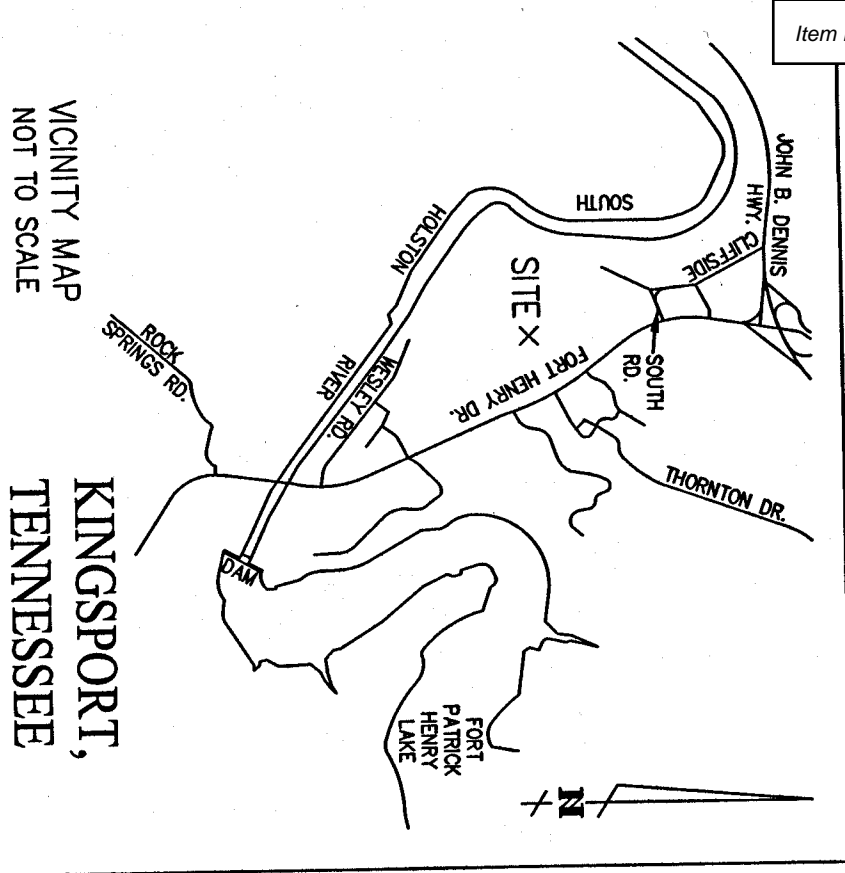
I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, 10/4/2024

A02712

Irene Martins, Assistant Secretary





NOTES:

- OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC, 367 HOG HOLLOW ROAD, JOHNSON CITY, TENNESSEE 37615.
- PROPERTY REFERENCE: BEING A PORTION OF THE PROPERTY CONVEYED IN BOOK 3518, PAGE 1327 AND BEING LOT 7, "PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC, PLAT BOOK P58, PAGE 271, TM NO. 077H C 002.30
- TOTAL ACREAGE OF SURVEYED PROPERTY IS 6.954 ACRES.
- TOTAL DISTURBED ACREAGE: 5.40 ACRES.
- CURRENT AND PROPOSED ZONING: KINGSFORT, TENNESSEE PLANNED DEVELOPMENT DISTRICT (PD). SETBACKS: PERMETER-25'.
- THE SURVEYED PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE, MAP NUMBER 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORT.
- ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORT.
- 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.
- 48" CMP STORM SEWER LOCATIONS SCALED FROM A PLAN OF "RIVERBEND - EPSON PHASE 1" BY EDWARDS ENGINEERING, PLLC, WITH A REVISION DATE OF 9/10/09 AND PROVIDED BY THE CITY OF KINGSFORT ENGINEERING DEPARTMENT.
- UNDERGROUND ELECTRICAL UNITS AND COMMUNICATION LOCATIONS ESTIMATED FROM A PLAN OF CIVIL SITE PLANS RIVERBEND COMMERCIAL PROJECT - ROAD 'B' BY HIGHLANDS ENGINEERING, LLC WITH A DATE OF 5/6/15.
- THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE & COMMON AREA.
- THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
- AREAS AND DENSITY:
  - TOTAL DEVELOPMENT - 6.954 ACRES
  - RIGHT OF WAY - 0.804 ACRES
  - TOTAL DEVELOPMENT AREA MINUS RIGHT OF WAY - 6.150 ACRES USEABLE
  - FORTY FIVE UNITS (INCLUDING PORCHES) - 1025 SQUARE FEET EACH (1,059 AC. TOTAL)
  - 45 UNITS DIVIDED BY 6.150 ACRES EQUALS 7.32 UNITS/ACRE
  - REQUIRED OPEN SPACE FOR 8 UNITS/ACRE - 35%
  - OPEN SPACE (USEABLE AREA MINUS UNITS WITH A 25' BUFFER) - 3,494 ACRES
  - 3,494 AC. (OPEN SPACE) DIVIDED BY 6.150 AC (USEABLE) EQUALS 57% OPEN SPACE
- THE UNITS ARE UNITS AND NOT INDIVIDUAL LOTS.
- OVERALL LENGTH IN STREET - 760.98'.
- OVERALL LENGTH IN RIGHT OF WAY - 766.65'.
- RADIUS OF THE CUL-DE-SAC RIGHT RIGHT OF WAY IS 50'.
- RADIUS OF THE CUL-DE-SAC PAVEMENT IS 42.5'.
- TOTAL NUMBER OF UNITS IS 45.
- TWO PARKING SPOTS ARE PROVIDED FOR EACH UNIT. (ONE EACH IN THE DRIVEWAY AND GARAGE OF EACH UNIT).
- THE SANITARY SEWER EASEMENT RECORDED AT PB 55 PAGE 154 HAS BEEN ABANDONED PER CITY OF KINGSFORT ORDINANCE NO. 7142.

**Final Plat of  
The Arbor Town Homes**

11th Civil District, Sullivan Co., TN  
Date: 2-3-25  
By: Larry D. Culbertson RLS 883

Culbertson Surveying  
P.O. Box 190  
Nicklesville, VA 24221  
Ph. 276-439-3093

Slide A-1793

Sheet # 370300  
Sullivan County  
Instrument # 25002079  
Record # 45.00  
Date 2/6/2025 at 10:27 AM  
Client: 0.00  
Other: 2.00  
Total: 47.00  
PGS 561-563



LEGEND

- ☒ PROPOSED CONCRETE MONUMENT
- ☒ EXISTING FIRE HYDRANT
- ☒ DESIGNATED HANDICAP PARKING SPACE
- ☒ EXISTING TELEPHONE PEDESTAL
- ☒ SANITARY SEWER MANHOLE: EXISTING, PROPOSED
- ☒ PROPOSED STORM DRAIN MANHOLE
- ☒ PROPOSED WATER METER
- ☒ PROPOSED SANITARY SEWER CLEAN OUT
- ☒ END OF PIPE NOT LOCATED (GENERAL DIRECTION IS SHOWN)
- ☒ HOUSE NUMBER
- ☒ EXISTING STORM STRUCTURE & DRAIN PIPE
- ☒ PROPOSED STORM STRUCTURE & DRAIN PIPE
- ☒ EXISTING WATER LINE
- ☒ PROPOSED WATER LINE
- ☒ EXISTING SANITARY SEWER LINE
- ☒ PROPOSED 8" SANITARY SEWER LINE
- ☒ EXISTING UNDERGROUND ELECTRIC LINE
- ☒ EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- ☒ EXISTING FENCE LINE
- ☒ IRON PIN FOUND, UNLESS NOTED OTHERWISE
- ☒ IRON PIN SET
- ☒ CALCULATED POINT

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

*February 4, 2025*

DATE

*Carrie Gustin*

CITY GIS 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.

*5 Feb 2025*

DATE

*W*

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSFORT 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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

*5 Feb 2025*

DATE

*W*

AUTHORIZING AGENT

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 KINGSFORT 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

*5 Feb 2025*

DATE

*W*

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

*2-3-2025*

DATE

*Submittal*

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

*2-3-25*

DATE

*Submittal*

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 SERVE THESE LOTS AS PROPOSED.

*2/4/25*

DATE

*Submittal*

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

*2-4-2025*

DATE

*Submittal*

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MARGINS 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 \$118,746.16 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*2/3/2025*

DATE

*Submittal*

SECRETARY, KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

SEC. 114-304 PART 13 B AND C:

B. 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.

C. 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 SHALL 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.

OWNER

*Submittal*

*2-3-2025*

DATE

TENNESSEE STATE PLANE  
GRID NORTH

7.5' UTILITY & DRAINAGE  
EASEMENT ALONG SIDE &  
REAR LOT LINES, 15' ALONG  
FRONT LOT LINES  
PLAT BOOK P55, PAGE 154

RIVER BEND VILLA  
APARTMENTS, LLC  
BOOK 3180, PAGE 369  
LOT 8  
LOTS 7 & 8 RIVERBEND DEVELOPMENT  
PLAT BOOK P55, PAGE 154

APPALACHIAN POWER COMPANY  
RIGHT OF WAY &  
EASEMENT  
BOOK 1011C, PAGE 212

A=9445'15"  
R=75.50'  
L=124.86'  
CH=N 832339' E  
CH=1111.11'

A=59'02.11"  
R=64.00'  
CH=N 918'53" W  
CH=63.07'

A=2327'53"  
R=303.00'  
L=124.09'  
CH=N 3156'09" E  
CH=123.22'

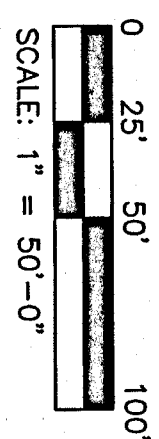
TOWN HOUSE REFERENCE POINT CHART

LINE	BEARING	DISTANCE
R1-R2	S 63°23'42" E	49.42'
R1-R3	N 74°35'16" E	49.65'
R4-R5	N 54°57'16" E	130.16'
R4-R6	N 64°38'33" E	144.77'
R7-R8	N 10°53'17" W	76.91'
R9-R10	N 19°49'40" W	57.47'
R9-R11	N 00°36'33" W	82.33'
R12-R13	S 59°53'19" E	27.70'

NOTE: THE SANITARY SEWER EASEMENT  
RECORDED AT PB 55 PAGE 154 HAS BEEN  
ABANDONED PER CITY OF KINGSFORD  
ORDINANCE NO. 7142

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	88°33'47"	20.00'	30.91'	S 0°36'48" E 27.93'
C2	88°34'11"	118.50'	183.18'	S 0°36'35" E 165.48'
C3	100°49'17"	81.50'	143.41'	S 6°44'08" E 125.61'
C4	83°25'54"	118.50'	17.68'	S 52°52'19" E 17.66'
C5	42°34'10"	67.17'	49.90'	S 69°52'57" E 48.76'
C6	262°25'12"	50.00'	229.00'	S 40°02'34" W 75.23'
C7	48°23'56"	75.00'	63.35'	N 32°56'48" W 61.49'
C8	100°49'17"	121.50'	213.80'	N 6°44'08" W 187.26'
C9	86°36'11"	78.50'	118.65'	N 02°22'25" E 107.68'
C10	93°24'13"	20.00'	32.60'	N 89°37'47" W 29.11'



SANITARY SEWER  
RIGHT & EASEMENT  
BOOK 488C, PAGE 22

DRAINAGE & UTILITY  
EASEMENT  
BOOK 2882C, PAGE 17

DRAINAGE EASEMENT  
FOR  
DETENTION  
BASIN AREA

LAND STAR  
DEVELOPMENT, LLC  
BOOK 3518, PAGE 1327

PROPERTY OF FIRST SOUTHEAST  
DEVELOPMENT, LLC  
PLAT BOOK P58, PAGE 271  
15' CITY OF KINGSFORD SS  
EASEMENT  
PLAT BOOK P58, PAGE 271

RESTRICTED USE AREA  
BOOK 2574C, PAGE 508

10FT COMMUNICATION EASEMENT  
BOOK 2608C, PAGE 578

SURVEYED PROPERTY  
WITHIN BOLD LINES

SCALED LOCATION RIGHT  
OF WAY & EASEMENT  
BOOK 1005C, PAGE 521

WAL-MART REAL ESTATE  
BUSINESS TRUST  
BOOK 1627C, PAGE 541

LOT 2R  
WAL-MART REAL ESTATE BUSINESS TRUST  
LOT - FORT HENRY DRIVE  
REPLAT LOT 2, BRADLEY FARM SUBDIVISION  
PLAT BOOK P52, PAGE 506

25' ZONE PD  
PERIMETER SETBACK

CUL-DE-SAC  
RIGHT OF WAY  
RADIUS IS 50'

CUL-DE-SAC  
PAVEMENT RADIUS  
IS 42.5'

WENNA WAY  
(PUBLIC)

7.5' UTILITY & DRAINAGE  
EASEMENT ALONG SIDE &  
FRONT LOT LINES  
PLAT BOOK P38, PAGE 99

PRIVATE  
DRAINAGE  
EASEMENT

PRIVATE  
DRAINAGE  
EASEMENT

PRIVATE  
DRAINAGE  
EASEMENT

PRIVATE  
DRAINAGE  
EASEMENT

PRIVATE  
DRAINAGE  
EASEMENT

Sheena Finley, Registrar  
Sullivan County  
Instrument #: 25002078  
Rec #: 370300  
Rec d: 4/5/00  
Status: 0  
Order: 2.00  
Total: 47.00  
P59  
PGS 561-563



Final Plat of  
The Arbor Town Homes  
11th Civil District, Sullivan Co., TN  
Date: 2-3-25  
By: Larry D. Culbertson RLS 883

Culbertson Surveying  
P.O. Box 190  
Nickelsville, VA 24271  
Ph. 276-439-3093

SITE LAYOUT

SHEET NO.  
2 OF 3





**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: LORI PYATTE, PLANNING TECHNICIAN**

**DATE: AUGUST 21<sup>ST</sup>, 2025**

**SUBJECT: SURETY BOND EXTENSION FOR ARBOR TOWNHOMES (RIVERBEND)**

**FILE NUMBER: PD23-0329**

---

The City currently holds a Surety Bond in the amount of \$106,114.26 for Arbor Townhomes (Riverbend). The City Engineering Division has reviewed the existing estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the final plat of Arbor Townhomes (Riverbend). The estimate remains unchanged in for the amount \$106,114.26.

The Surety Bond will have an approval expiration date of September 11<sup>th</sup>, 2026. The Surety Bond states that the improvements will be completed on or before the Performance Date, which is set to June 11<sup>th</sup>, 2026.

Staff Recommends extension of the Surety Bond approval in the amount of \$106, 114.26 as calculated by the City Engineering Division, to cover all remaining improvements for Arbor Townhomes (Riverbend).

**BOND ESTIMATE Part 2**  
**Riverbend Townhomes (Arbor Townhomes)**

Item IV/2.

FILE NO. 2023-D23

September 17, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>Sidewalks</b>					
7	4,370	S.F.	6" Sidewalk, 6' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 87,400.00
8	4	EA	Truncated Dome Mats	\$ 283.60	\$ 1,134.40
9	4	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 4,158.00
				<b>SUBTOTAL</b>	<b>\$ 92,692.40</b>
CONTINGENCIES (6%)					<b>\$ 5,561.54</b>
					<b>\$ 98,253.94</b>
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					<b>\$ 7,860.32</b>
				<b>SIDEWALK TOTAL</b>	<b>\$ 106,114.26</b>

**Notes:** As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.

September 17, 2024

\_\_\_\_\_  
Garret Burton  
Civil Engineer I  
City of Kingsport

\_\_\_\_\_  
Date



# SUBDIVISION BOND

Bond No. 9465135KNOW ALL MEN BY THESE PRESENTS, that we DR Horton6 Sheridan Square, Suite 200 Kingsport, TN 37660as Principal, and Fidelity and Deposit Company of Marylandauthorized to do business in the State of TN, as Surety, are held and firmly bound untoCity Of Kingsport, TNas Obligee, in the penal sum of One Hundred Six Thousand One Hundred Fourteen Dollars and Twenty Six Cents

(\$ 106,114.26 ) 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, DR Hortonhas agreed to construct in The Arbor (FKA Riverbend Townhomes)the following improvements: The Arbor (FKA Riverbend Townhomes) - Sidewalks

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 Obligee 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 13th day of November, 2024.DR Horton

Principal

By: Elysean LaneFidelity and Deposit Company of MarylandBy: Noah William Pierce

Attorney-in-Fact

Noah William Pierce



Obligee: City Of Kingsport, TN

**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Noah William Pierce**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 10th day of October, A.D. 2023.



**ATTEST:**  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*  
Vice President

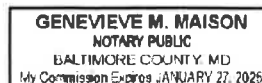
By: *Dawn E. Brown*  
Secretary

**State of Maryland  
County of Baltimore**

On this 10th day of October, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

*Genevieve M. Maison*



Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790

## EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

## CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 13th day of November, 2024.



*MJ Pethick*

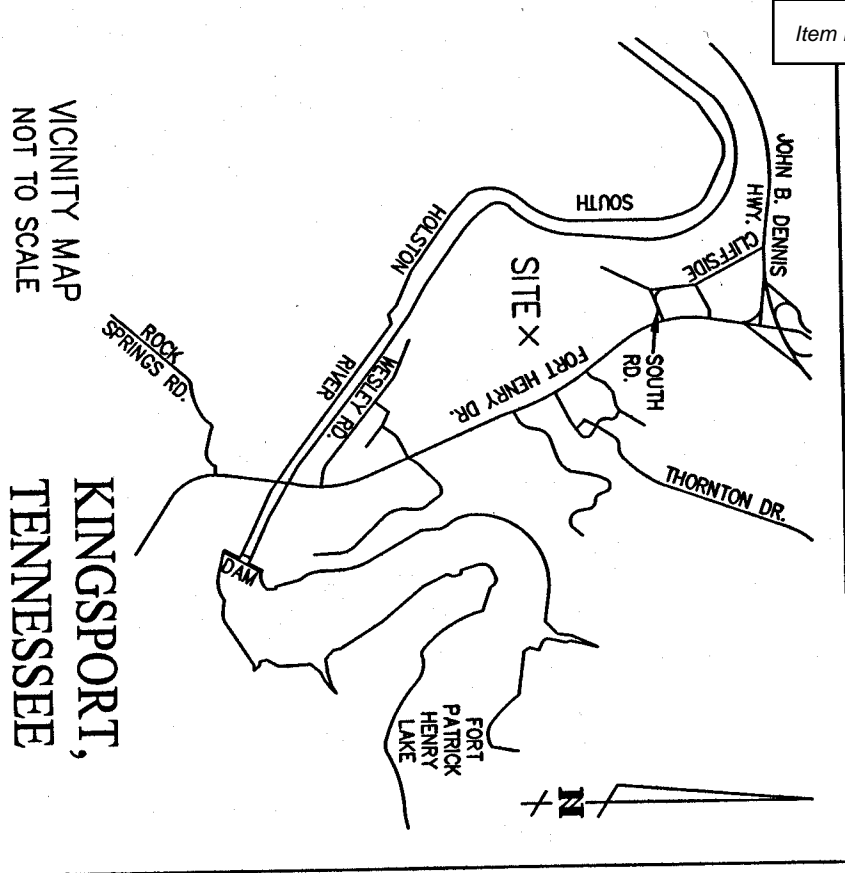
By: Mary Jean Pethick  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[reportsfclaims@zurichna.com](mailto:reportsfclaims@zurichna.com)  
800-626-4577

Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790





NOTES:

- OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC, 367 HOG HOLLOW ROAD, JOHNSON CITY, TENNESSEE 37615.
- PROPERTY REFERENCE: BEING A PORTION OF THE PROPERTY CONVEYED IN BOOK 3518, PAGE 1327 AND BEING LOT 7, "PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC, PLAT BOOK P58, PAGE 271, TM NO. 077H C 002.30
- TOTAL ACREAGE OF SURVEYED PROPERTY IS 6.954 ACRES.
- TOTAL DISTURBED ACREAGE: 5.40 ACRES.
- CURRENT AND PROPOSED ZONING: KINGSFORT, TENNESSEE PLANNED DEVELOPMENT DISTRICT (PD). SETBACKS: PERMETER-25'.
- THE SURVEYED PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE, MAP NUMBER 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORT.
- ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORT.
- 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.
- 48" CAP STORM SEWER LOCATIONS SCALED FROM A PLAN OF "RIVERBEND - EPSON PHASE 1" BY EDWARDS ENGINEERING, PLLC, WITH A REVISION DATE OF 9/10/09 AND PROVIDED BY THE CITY OF KINGSFORT ENGINEERING DEPARTMENT.
- UNDERGROUND ELECTRICAL UNITS AND COMMUNICATION LOCATIONS ESTIMATED FROM A PLAN OF CIVIL SITE PLANS RIVERBEND COMMERCIAL PROJECT - ROAD 'B' BY HIGHLANDS ENGINEERING, LLC WITH A DATE OF 5/6/15.
- THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE & COMMON AREA.
- THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
- AREAS AND DENSITY:
  - TOTAL DEVELOPMENT - 6.954 ACRES
  - RIGHT OF WAY - 0.804 ACRES
  - TOTAL DEVELOPMENT AREA MINUS RIGHT OF WAY - 6.150 ACRES USEABLE
  - FORTY FIVE UNITS (INCLUDING PORCHES) - 1025 SQUARE FEET EACH (1.059 AC. TOTAL)
  - 45 UNITS DIVIDED BY 6.150 ACRES EQUALS 7.32 UNITS/ACRE
  - REQUIRED OPEN SPACE FOR 8 UNITS/ACRE - 35%
  - OPEN SPACE (USEABLE AREA MINUS UNITS WITH A 25' BUFFER) - 3.494 ACRES
  - 3.494 AC. (OPEN SPACE) DIVIDED BY 6.150 AC (USEABLE) EQUALS 57% OPEN SPACE
- THE UNITS ARE UNITS AND NOT INDIVIDUAL LOTS.
- OVERALL LENGTH IN STREET - 760.98'.
- OVERALL LENGTH IN RIGHT OF WAY - 766.65'.
- RADIUS OF THE CUL-DE-SAC RIGHT RIGHT OF WAY IS 50'.
- RADIUS OF THE CUL-DE-SAC PAVEMENT IS 42.5'.
- TOTAL NUMBER OF UNITS IS 45.
- TWO PARKING SPOTS ARE PROVIDED FOR EACH UNIT. (ONE EACH IN THE DRIVEWAY AND GARAGE OF EACH UNIT).
- THE SANITARY SEWER EASEMENT RECORDED AT PB 55 PAGE 154 HAS BEEN ABANDONED PER CITY OF KINGSFORT ORDINANCE NO. 7142.

**Final Plat of  
The Arbor Town Homes**

11th Civil District, Sullivan Co., TN  
Date: 2-3-25  
By: Larry D. Culbertson RLS 883

Culbertson Surveying  
P.O. Box 190  
Nicklesville, VA 24221  
Ph. 276-439-3093

Slide A-1793

Sheena Timmer, Registrar  
Sullivan County  
Registration #: 25002079  
Recd #: 370300  
Recd #: 45.00  
Fees: 2.00  
Stamp: 2/6/2025 at 10:27 AM  
Total: 47.00  
PGS 561-563



LEGEND

- ☒ PROPOSED CONCRETE MONUMENT
- ☒ EXISTING FIRE HYDRANT
- ☒ DESIGNATED HANDICAP PARKING SPACE
- ☒ EXISTING TELEPHONE PEDESTAL
- ☒ SANITARY SEWER MANHOLE: EXISTING, PROPOSED
- ☒ PROPOSED STORM DRAIN MANHOLE
- ☒ PROPOSED WATER METER
- ☒ PROPOSED SANITARY SEWER CLEAN OUT
- ☒ END OF PIPE NOT LOCATED (GENERAL DIRECTION IS SHOWN)
- ☒ HOUSE NUMBER
- ☒ EXISTING STORM STRUCTURE & DRAIN PIPE
- ☒ PROPOSED STORM STRUCTURE & DRAIN PIPE
- ☒ EXISTING WATER LINE
- ☒ PROPOSED WATER LINE
- ☒ EXISTING SANITARY SEWER LINE
- ☒ PROPOSED 8" SANITARY SEWER LINE
- ☒ EXISTING UNDERGROUND ELECTRIC LINE
- ☒ EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- ☒ EXISTING FENCE LINE
- ☒ IRON PIN FOUND, UNLESS NOTED OTHERWISE
- ☒ IRON PIN SET
- ☒ CALCULATED POINT

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

*February 4, 2025*

DATE

*Carrie Gustin*

CITY GIS 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.

*5 Feb 2025*

DATE

*W*

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSFORT 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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

*5 Feb 2025*

DATE

*W*

AUTHORIZING AGENT

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 KINGSFORT 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

*5 Feb 2025*

DATE

*W*

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

*2-3-2025*

DATE

*Submittal*

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

*2-3-25*

DATE

*Submittal*

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 SERVE THESE LOTS AS PROPOSED.

*2/4/25*

DATE

*Submittal*

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

*2-4-2025*

DATE

*Submittal*

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MARGINS 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 \$118,746.16 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*2/3/2025*

DATE

*Submittal*

SECRETARY, KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

SEC. 114-304 PART 13 B AND C:

B. 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.

C. 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 SHALL 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.

OWNER

*Submittal*

*2-3-2025*

DATE

TENNESSEE STATE PLANE  
GRID NORTH

7.5' UTILITY & DRAINAGE  
EASEMENT ALONG SIDE &  
REAR LOT LINES, 15' ALONG  
FRONT LOT LINES  
PLAT BOOK P55, PAGE 154

RIVER BEND VILLA  
APARTMENTS, LLC  
BOOK 3180, PAGE 369  
LOT 8  
LOTS 7 & 8 RIVERBEND DEVELOPMENT  
PLAT BOOK P55, PAGE 154

APPALACHIAN POWER COMPANY  
RIGHT OF WAY &  
EASEMENT  
BOOK 1011C, PAGE 212

A=9445'15"  
R=75.50'  
L=124.86'  
CH=N 832339' E  
CH=1111.11'

A=5902'11"  
R=64.00'  
CH=N 91853' W  
CH=63.07'

A=2327'53"  
R=303.00'  
L=124.09'  
CH=N 315609' E  
CH=123.22'

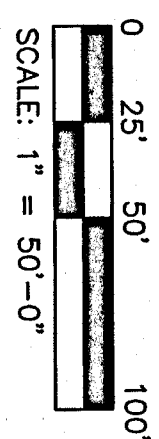
TOWN HOUSE REFERENCE POINT CHART

LINE	BEARING	DISTANCE
R1-R2	S 63°23'42" E	49.42'
R1-R3	N 74°35'16" E	49.65'
R4-R5	N 54°57'16" E	130.16'
R4-R6	N 64°38'33" E	144.77'
R7-R8	N 10°53'17" W	76.91'
R9-R10	N 19°49'40" W	57.47'
R9-R11	N 00°36'33" W	82.33'
R12-R13	S 59°53'19" E	27.70'

NOTE: THE SANITARY SEWER EASEMENT  
RECORDED AT PB 55 PAGE 154 HAS BEEN  
ABANDONED PER CITY OF KINGSFORD  
ORDINANCE NO. 7142

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	88°33'47"	20.00'	30.91'	S 0°36'48" E 27.93'
C2	88°34'11"	118.50'	183.18'	S 0°36'35" E 165.48'
C3	100°49'17"	81.50'	143.41'	S 6°44'08" E 125.61'
C4	83°25'54"	118.50'	17.68'	S 52°52'19" E 17.66'
C5	42°34'10"	67.17'	49.90'	S 69°52'57" E 48.76'
C6	262°25'12"	50.00'	229.00'	S 40°02'34" W 75.23'
C7	48°23'56"	75.00'	63.35'	N 32°56'48" W 61.49'
C8	100°49'17"	121.50'	213.80'	N 6°44'08" W 187.26'
C9	86°36'11"	78.50'	118.65'	N 02°22'25" E 107.68'
C10	93°24'13"	20.00'	32.60'	N 89°37'47" W 29.11'



SANITARY SEWER  
RIGHT & EASEMENT  
BOOK 488C, PAGE 22

DRAINAGE & UTILITY  
EASEMENT  
BOOK 2882C, PAGE 17

DRAINAGE EASEMENT  
FOR  
DETENTION  
BASIN AREA

LAND STAR  
DEVELOPMENT, LLC  
BOOK 3518, PAGE 1327

PROPERTY OF FIRST SOUTHEAST  
DEVELOPMENT, LLC  
PLAT BOOK P58, PAGE 271  
15' CITY OF KINGSFORD SS  
EASEMENT  
PLAT BOOK P58, PAGE 271

RESTRICTED USE AREA  
BOOK 2574C, PAGE 508

10FT COMMUNICATION EASEMENT  
BOOK 2608C, PAGE 578

SURVEYED PROPERTY  
WITHIN BOLD LINES

SCALED LOCATION RIGHT  
OF WAY & EASEMENT  
BOOK 1005C, PAGE 521

WAL-MART REAL ESTATE  
BUSINESS TRUST  
BOOK 1627C, PAGE 541

LOT 2R  
WAL-MART REAL ESTATE BUSINESS TRUST  
LOT - FORT HENRY DRIVE  
REPLAT LOT 2, BRADLEY FARM SUBDIVISION  
PLAT BOOK P52, PAGE 506

25' ZONE PD  
PERIMETER SETBACK

CUL-DE-SAC  
RIGHT OF WAY  
RADIUS IS 50'

CUL-DE-SAC  
PAVEMENT RADIUS  
IS 42.5'

WENNA WAY  
(PUBLIC)

7.5' UTILITY & DRAINAGE  
EASEMENT ALONG SIDE &  
FRONT LOT LINES  
PLAT BOOK P38, PAGE 99

Sheena Finley, Registrar  
Sullivan County  
Instrument #: 25002078  
Rec #: 370300  
Rec d: 4/5/00  
Status: 0  
Order: 2.00  
Total: 47.00  
P59  
PGS 561-563



Final Plat of  
The Arbor Town Homes

11th Civil District, Sullivan Co., TN  
Date: 2-3-25  
By: Larry D. Culbertson RLS 883

Culbertson Surveying  
P.O. Box 190  
Nickelsville, VA 24271  
Ph. 276-439-3093

SITE LAYOUT

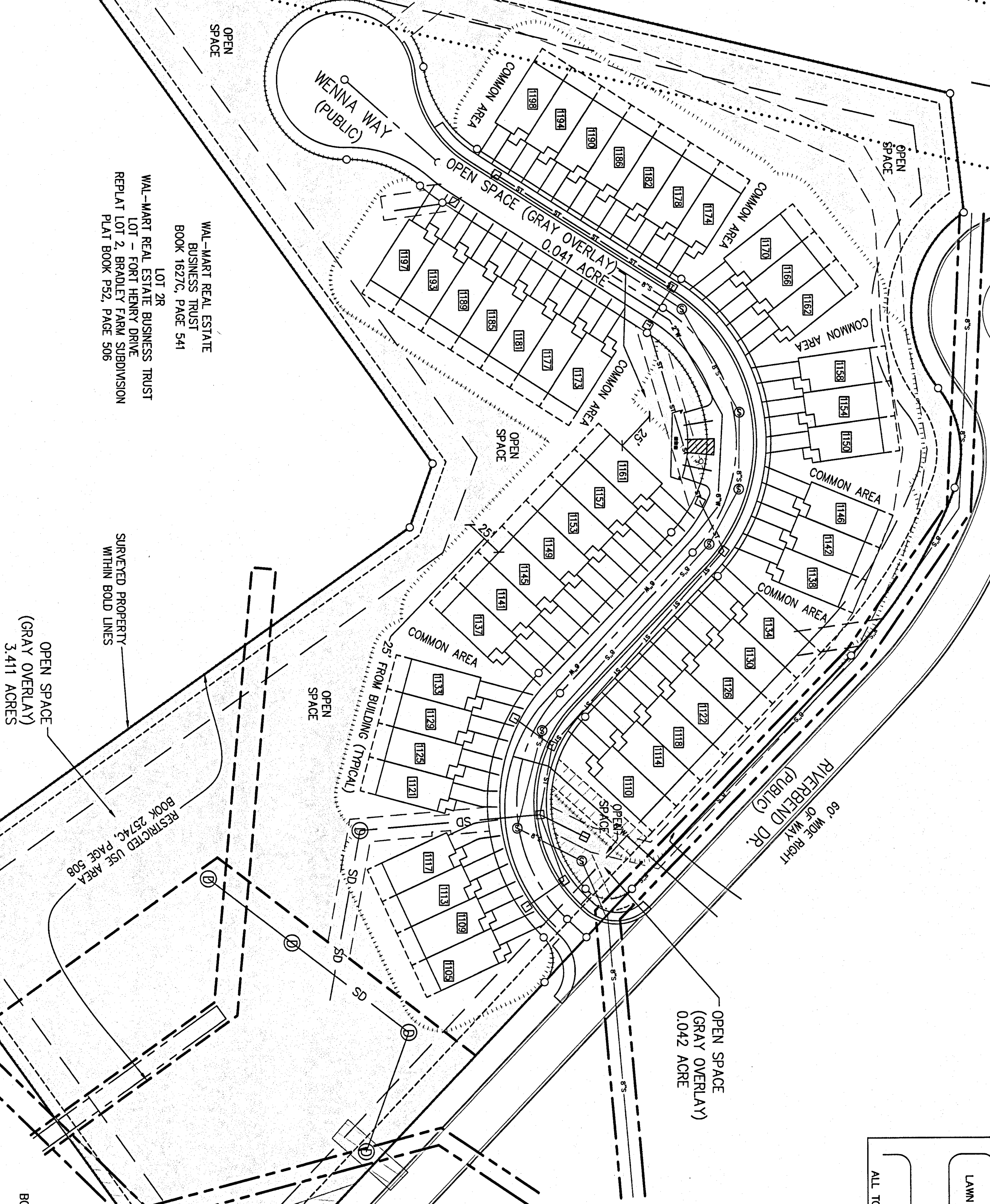
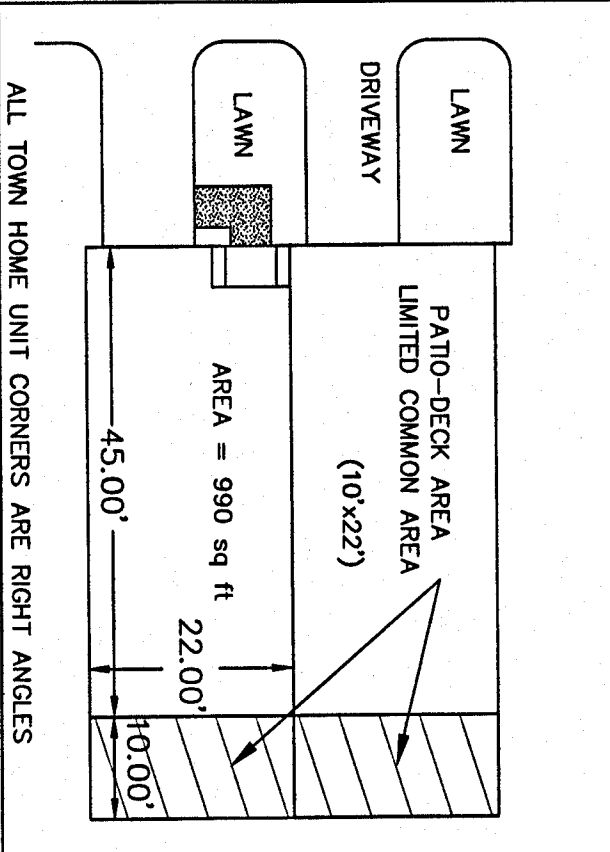
SHEET NO.  
2 OF 3



TENNESSEE STATE PLANE  
GRID NORTH

RIVER BEND VILLA  
APARTMENTS, LLC  
BOOK 3180, PAGE 369.  
LOT 8  
LOTS 7 & 8 RIVERBEND DEVELOPMENT  
PLAT BOOK P55, PAGE 154

Slide A. 1793  
Shelva Finley, Registrar  
Rec #: 370930 Sullivan County #. 25002078  
Revised: 4/25/2025  
Scale: 0.00 2/6/2025 at 10:27 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 47.00 PGS 561-563



WAL-MART REAL ESTATE  
BUSINESS TRUST  
BOOK 1627C, PAGE 541  
LOT 2R  
WAL-MART REAL ESTATE BUSINESS TRUST  
LOT - FORT HENRY DRIVE  
REPLAT LOT 2, BRADLEY FARM SUBDIVISION  
PLAT BOOK P52, PAGE 506

OPEN SPACE  
(GRAY OVERLAY)  
3.411 ACRES  
RESTRICTED USE AREA  
BOOK 2514C, PAGE 506

LAND STAR  
DEVELOPMENT, LLC  
BOOK 3518, PAGE 1327  
LOT 1  
PROPERTY OF FIRST SOUTHEAST  
DEVELOPMENT, LLC  
PLAT BOOK P58, PAGE 271

Final Plat of  
The Arbor Town Homes  
11th Civil District, Sullivan Co., TN  
Date: 2-3-25  
By: Larry D. Culbertson RLS 883



Culbertson Surveying  
P.O. Box 190  
Nicklesville, VA 24271  
Ph. 276-439-3093



AREAS DESIGNATED AS OPEN SPACE

**PROPERTY INFORMATION:** Fieldcrest Acres Ph. 1 Letter of Credit Reduction**ADDRESS:** Fieldcrest Road, Kingsport, TN**DISTRICT, LAND LOT:** 7<sup>th</sup> Civil District**OVERLAY DISTRICT:** Not Applicable**EXISTING ZONING:** PD, Planned Development**PROPOSED ZONING:** No Change**ACRES:** +/- 24.41**EXISTING USE:** Vacant**PROPOSED USE:** Residential**APPLICANT:** Integrity Building Group, LLC.**ADDRESS:** 135 W Main St., Suite 101 Kingsport, TN**REPRESENTATIVE:** Darin Karst, Chris Alley**INTENT**

Integrity Building Group, LLC. has requested that the Planning Commission accept a reduced Irrevocable Letter of Credit for the remaining on-site improvements for Fieldcrest Acres Phase 1. The remaining on-site improvements are detailed in the bond estimate and total \$58,490.12.

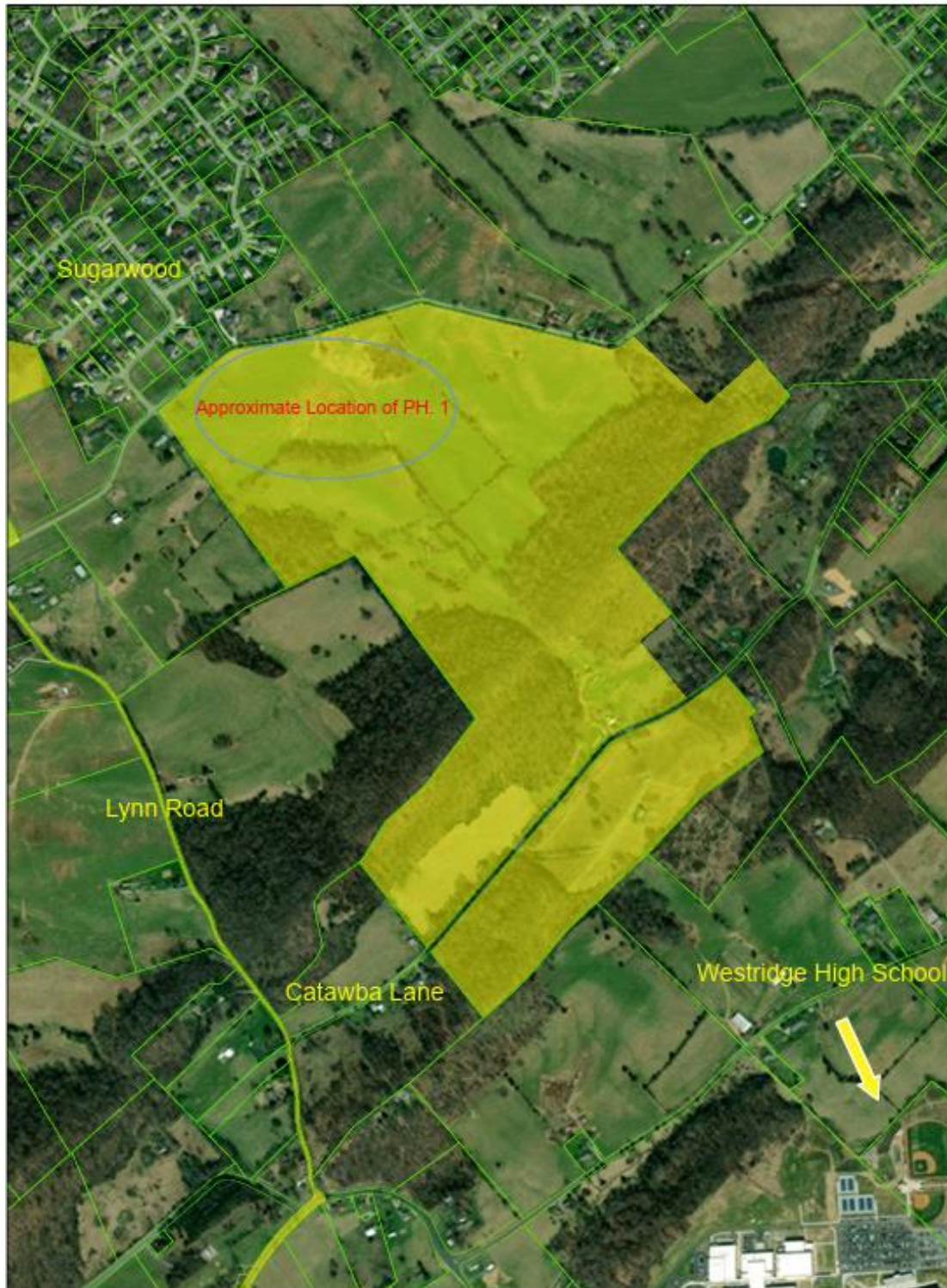
The reduced Irrevocable Letter of Credit will have a new performance date of May 21, 2026 and a new expiration date of August 21, 2026.

Staff recommends accepting the reduced Irrevocable Letter of Credit for the sole remaining on-site improvements for Fieldcrest Acres Phase 1, totaling \$58,490.12, contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

<b>Planner:</b> Samuel Cooper		<b>Meeting Date:</b> 8/21/2025	
<b>Approved:</b>		<b>Date:</b>	8/21/2025
<b>Denied:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	



Fieldcrest Ph.1 Site Map

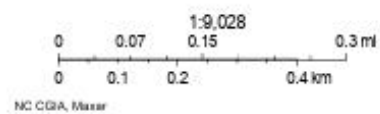


5/19/2025, 1:23:56 PM

Sullivan County Parcels Jan 2023

Parcels  
Municipal Boundary  
KINGSPORT

MT CARMEL  
CHURCH HILL  
JOHNSON CITY



Web AppBuilder for ArcGIS

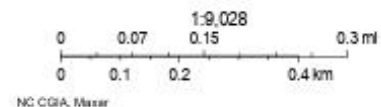


Fieldcrest Ph.1 Zoning-PD, Planned Development



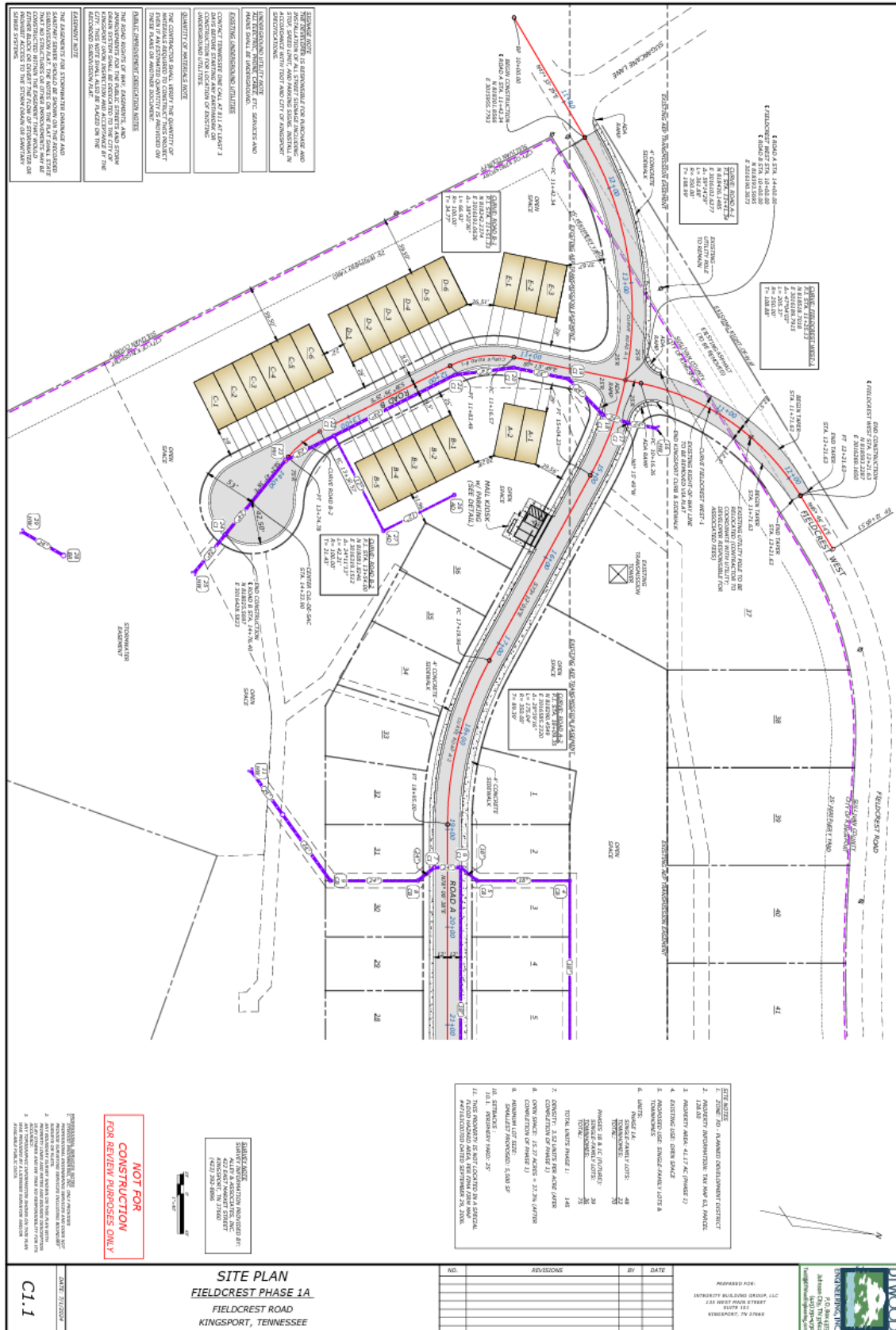
5/19/2025, 1:27:43 PM

City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	



Web AppBuilder for ArcGIS

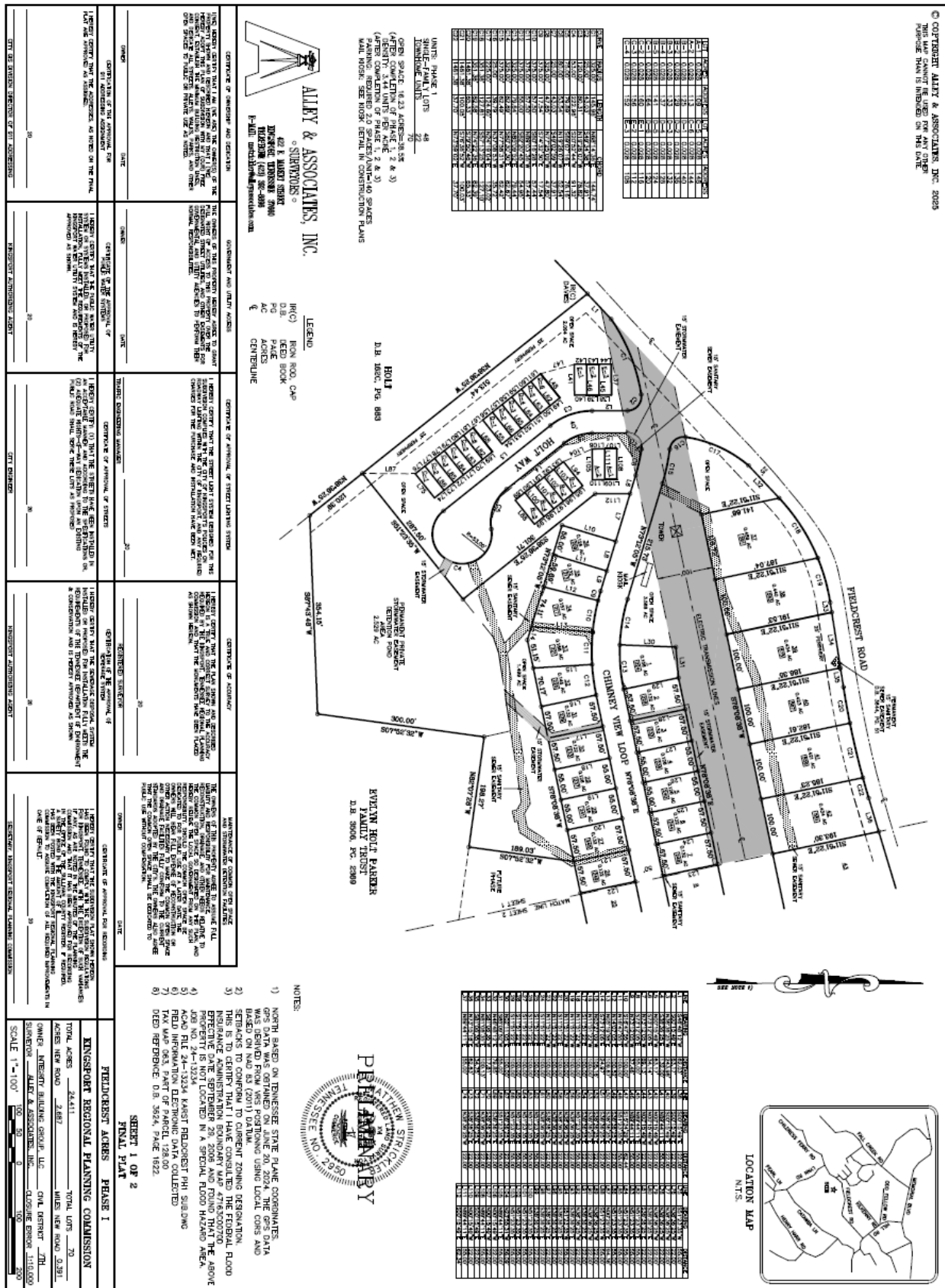
Fieldcrest Ph. 1 Preliminary







# Fieldcrest Phase 1 Final Plat



# Fieldcrest Phase 1 Final Plat

[illegible]

BOND ESTIMATE  
Fieldcrest Phase 1

July 10, 2025

FILE NO. 2024-D16

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>General Items</b>					
1	1	EA	As-Builts (See Note Below)	\$ 15,000.00	\$ 15,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
3	1	LS	Additional Grading	\$ 12,000.00	\$ 12,000.00
<b>Utilities - Sewer</b>					
4	328	LFT	10" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 246.56	\$ 80,871.68
5	809	LFT	8" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 227.76	\$ 184,257.84
6	220	LFT	6" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 140.90	\$ 30,998.00
7	5	EA	Sanitary Sewer Manhole 4'-6' Depth (Full Install)	\$ 4,873.20	\$ 24,366.00
8	5	EA	Manhole Frame and Cover	\$ 1,800.00	\$ 9,000.00
9	10	EA	8" x 6" TEE Wye Gsktd Sewer	\$ 61.33	\$ 613.30
10	1	LS	Video Inspection & Testing of Sanitary Sewer Lines (See Note Below)	\$ 6,098.65	\$ 6,098.65
11	1	LS	Sewer Pump Station	\$ 125,000.00	\$ 125,000.00
12	280	LFT	4" PVC Force Main Pipe (Full Install)	\$ 66.28	\$ 18,558.40
<b>Utilities - Storm</b>					
13	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
<b>Sidewalks</b>					
14	50	S.F.	6" Sidewalk (Repair), 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 1,000.00
15	220	S.F.	4" Concrete Splitter Island w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 2,750.00
16	2,463	S.F.	6" Concrete Roundabout Apron w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 49,260.00
17	30	LF	6" Kingsport Curb (Repair)	\$ 36.40	\$ 1,092.00
<b>Signs and Pavement Markings</b>					
18	2	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 282.70
19	3	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 953.10
20	1	EA	Plastic Pavement Marking (Roundabout / Turn Arrow)	\$ 210.75	\$ 210.75
21	196	LF	Pavement Marking (Double Yellow)	\$ 0.40	\$ 78.47
				<b>SUBTOTAL</b>	<b>\$ 577,390.89</b>
				CONTINGENCIES (6%)	\$ 34,643.45
					<b>\$ 612,034.35</b>
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 48,962.75
					<b>\$ 660,997.10</b>
				<b>INTEGRITY BUILDING GROUP, LLC TOTAL</b>	<b>\$ 660,997.10</b>
<b>DR Horton Sidewalks</b>					
22	11,049	S.F.	6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 220,980.00
23	2	EA	Truncated Dome Mats	\$ 283.60	\$ 567.20
24	2	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 2,079.00
				<b>SUBTOTAL</b>	<b>\$ 223,626.20</b>
				CONTINGENCIES (6%)	\$ 13,417.57
					<b>\$ 237,043.77</b>
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 18,963.50
					<b>\$ 256,007.27</b>
				<b>DR HORTON TOTAL</b>	<b>\$ 256,007.27</b>
				<b>PROJECT TOTAL</b>	<b>\$ 917,004.37</b>

**Notes:** As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton  
Civil Engineer I  
City of Kingsport

July 10, 2025

Date



1 of 1



237 Pinnacle Parkway, 3rd Floor • Bristol, TN 37620 • 423-793-8137 • Fax: 423-458-6700

**IRREVOCABLE LETTER OF CREDIT**

07/16/2025

City Treasurer  
City of Kingsport  
415 Broad Street  
Kingsport, Tennessee 37660

RE: Fieldcrest Phase 1 Subdivision  
Letter of Credit #2025013

At the request of **Integrity Building Group, LLC** (the "Account Party"), **The First Bank and Trust Company** ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$557,878.37** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Phase 1** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before 04/17/2026 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. 07/17/2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before 04/17/2026 (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

The First Bank and Trust Company

By:   
William H. Ferguson III  
SVP/Commercial Loan Officer

**COMMERCIAL LENDING DIVISION**

[www.firstbank.com](http://www.firstbank.com)

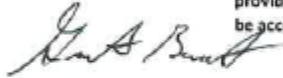
Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on August 21, 2025

**BOND ESTIMATE**  
**Fieldcrest Phase 1**  
**August 14, 2025**

FILE NO. 2024-D16

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>General Items</u>					
1	1	EA	As-Built (See Note Below)	\$ 15,000.00	\$ 15,000.00
<u>Utilities - Sewer</u>					
2	1	LS	Sewer Pump Station	\$ 25,000.00	\$ 25,000.00
<u>Utilities - Storm</u>					
3	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
<u>Sidewalks</u>					
4	30	LF	6" Concrete (Repair)	\$ 36.40	\$ 1,092.00
				<b>SUBTOTAL</b>	<b>\$ 51,092.00</b>
CONTINGENCIES (6%)					<b>\$ 3,065.52</b>
					<b>\$ 54,157.52</b>
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					<b>\$ 4,332.60</b>
				<b>PROJECT TOTAL</b>	<b>\$ 58,490.12</b>

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



**Garret Burton**  
**Civil Engineer I**  
**City of Kingsport**

**August 14, 2025**

Date



**IRREVOCABLE LETTER OF CREDIT**

Bank Letterhead

**August 21, 2025**

City Treasurer  
City of Kingsport  
415 Broad Street  
Kingsport, Tennessee 37660

**RE: Fieldcrest Phase 1** Subdivision  
Letter of Credit

At the request of **Integrity Building Group, LLC** (the "Account Party"), (Obligator Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$58,490.12** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Phase 1** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before **May 21, 2026** (the "Performance Date").

**This letter of credit shall remain open until 5:00 p.m. August 21, 2026, at which time it shall expire.**

In the event the Account Party fails to complete the required improvements described above on or before **May 21, 2026** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: \_\_\_\_\_  
Official's Name  
Official's Title



Eastern Property View





Western Property View



**Recommendation:**

Staff recommends accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements for Fieldcrest Acres Phase 1, totaling \$58,490.12 contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.



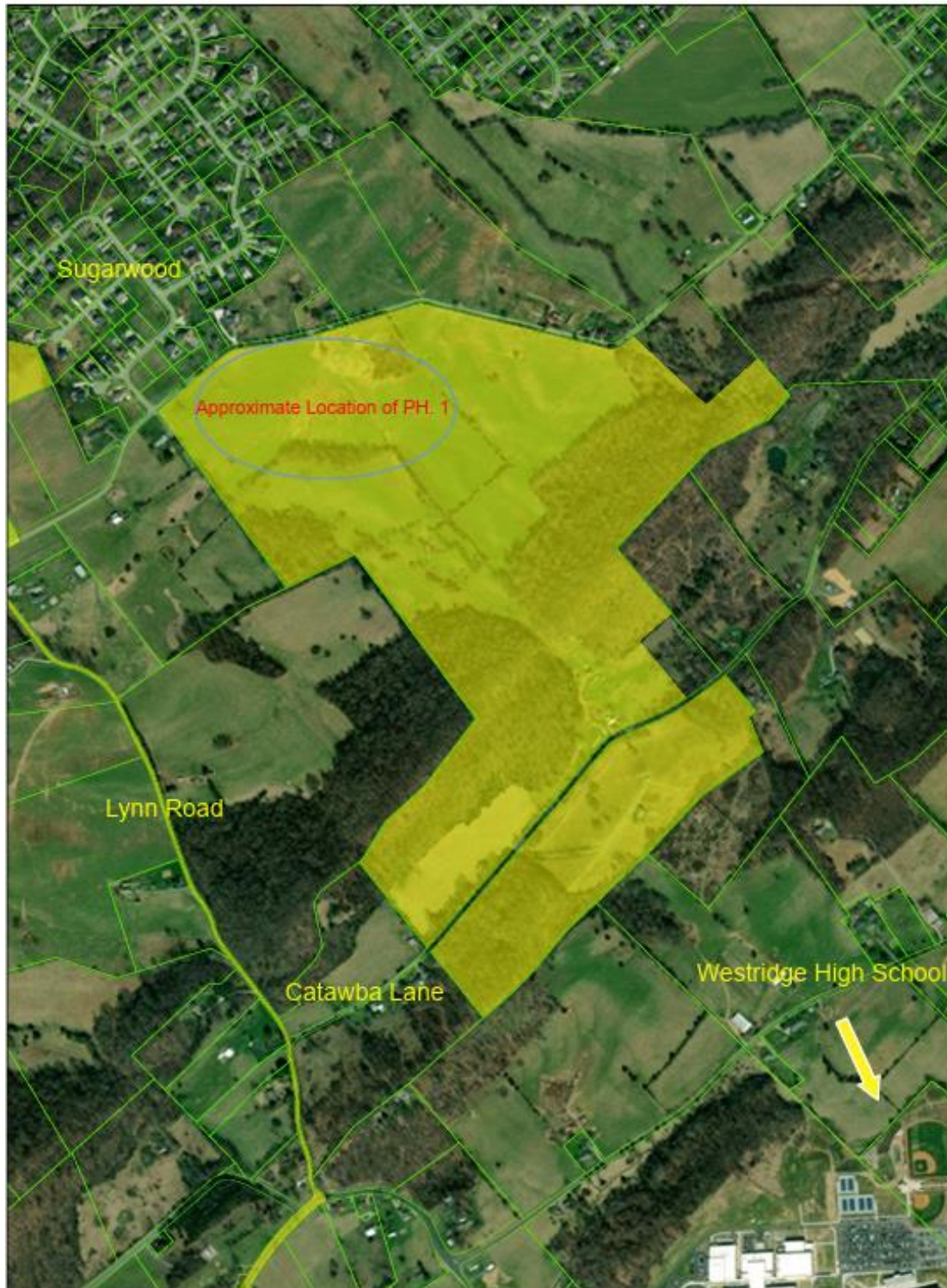
**PROPERTY INFORMATION:** Fieldcrest Acres Ph. 1 Letter of Credit Release**ADDRESS:** Fieldcrest Road, Kingsport, TN**DISTRICT, LAND LOT:** 7<sup>th</sup> Civil District**OVERLAY DISTRICT:** Not Applicable**EXISTING ZONING:** PD, Planned Development**PROPOSED ZONING:** No Change**ACRES:** +/- 24.41**EXISTING USE:** Vacant**PROPOSED USE:** Residential**APPLICANT:** Integrity Building Group, LLC.**ADDRESS:** 135 W Main St., Suite 101 Kingsport, TN**REPRESENTATIVE:** Darin Karst, Chris Alley**INTENT**

Integrity Building Group, LLC. has requested that the Planning Commission release them from their current Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. Integrity Building Group, LLC will be submitting a reduced Irrevocable Letter of Credit for the remaining on-site improvements for Fieldcrest Acres Phase 1, as detailed in the bond estimate, totaling \$58,490.12.

Staff recommends releasing Integrity Building Group, LLC from their prior Irrevocable Letter of Credit for Fieldcrest Acres Phase 1 contingent upon the new, reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1 being submitted and approved in a form acceptable to the City Attorney.

<b>Planner:</b> Samuel Cooper		<b>Meeting Date:</b> 8/21/2025	
<b>Approved:</b>		<b>Date:</b>	8/21/2025
<b>Denied:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

Fieldcrest Ph.1 Site Map

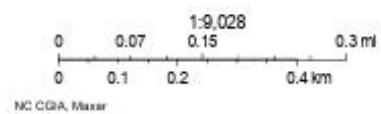


5/19/2025, 1:23:56 PM

Sullivan County Parcels Jan 2023

Parcels  
Municipal Boundary  
KINGSPORT

MT CARMEL  
CHURCH HILL  
JOHNSON CITY



Web AppBuilder for ArcGIS

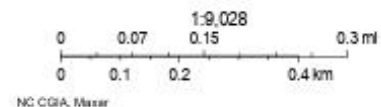


Fieldcrest Ph.1 Zoning-PD, Planned Development



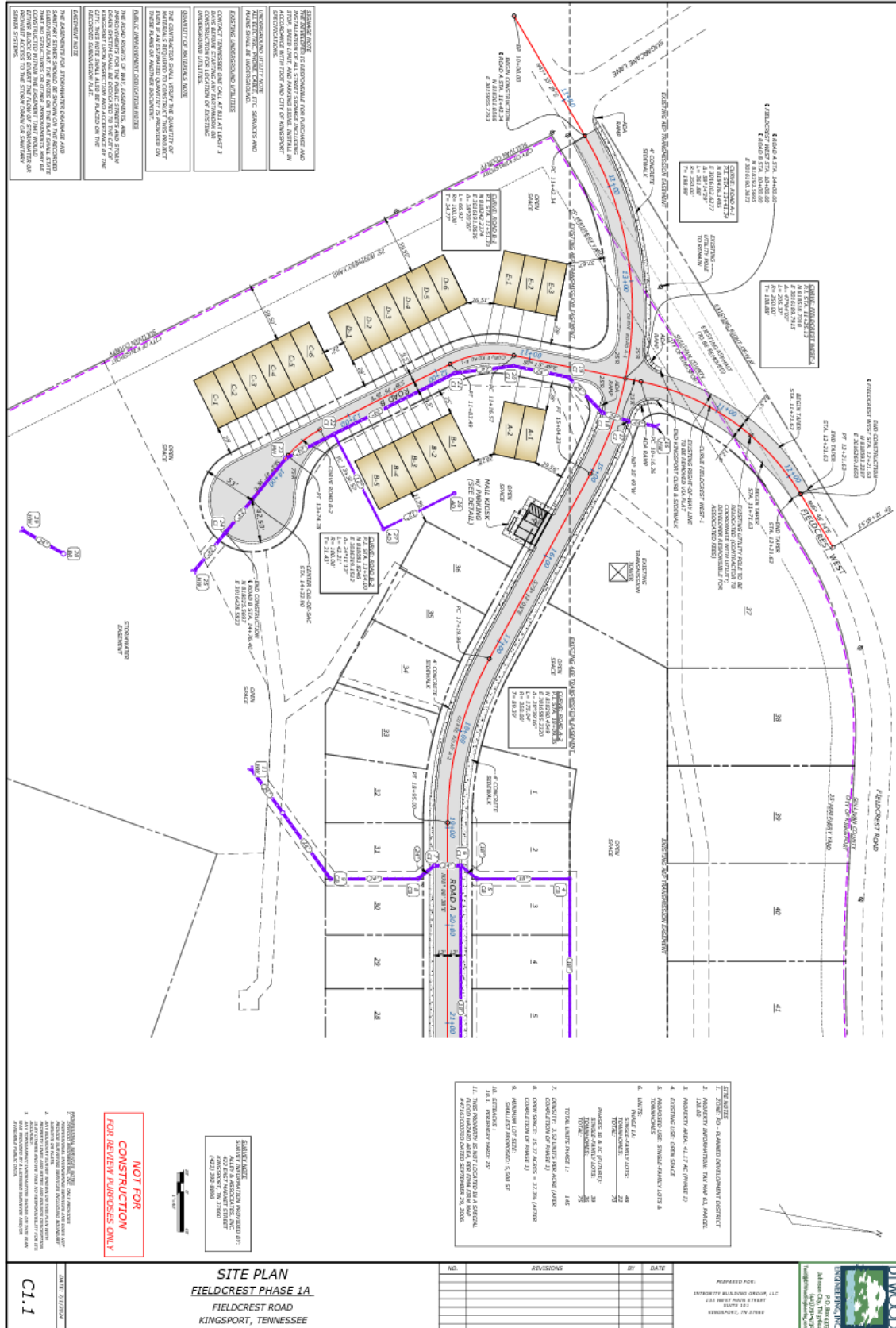
5/19/2025, 1:27:43 PM

City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/J*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	



Web AppBuilder for ArcGIS

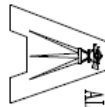
Fieldcrest Ph. 1 Preliminary



[illegible]



*Item IV4.*

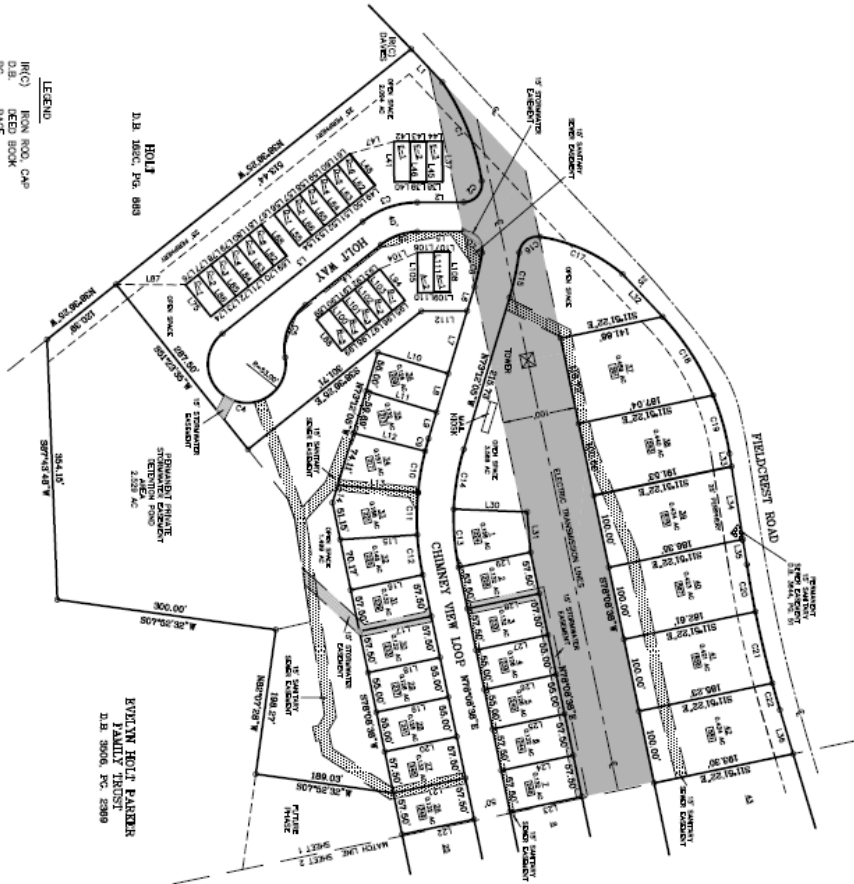


**ALLEY & ASSOCIATES, INC.**

DM-S&CET, TUBESSEX 37000  
 TUBESBOX (423) 382-0000  
 E-MAIL: [custs@tubesbox.com](mailto:custs@tubesbox.com)

LEGEND	
IR(C)	IRON ROD, CAP
D.B.	DEED BOOK
PG	PAGE
AC	ACRES
£	CENTURINE

AFTER COMPLETION OF PHASE 1, 2 & 3)  
DENSITY: 3.44 UNITS PER ACRE  
AFTER COMPLETION OF PHASE 1, 2 & 3)  
PARKING: REQUIRED 2.0 SPACES/UNIT-140 SPACES  
MAIL MBOX: SEE MBOX DETAIL IN CONSTRUCTION PLANS

[illegible]

KEVELYN HOLT PARKER  
FAMILY TRUST  
D.B. 3006, P.C. 2369

PHILIPIN LIBRARY

NOISE

- 1 NORTH BASED ON THE ENNEBERG STATE PLANE COORDINATES.
- 2 GPS DATA WAS OBTAINED ON JUNE 30, 2024. THE GPS DATA
- 3 WAS COLLECTED USING A GARMIN ZUNO LITE CORS AND
- 4 BASED ON NAD 83 (2011) DATUM.
- 5
- 6 MEMPHIS TO CONFORM TO CURRENT ZONING REGULATION.
- 7 THIS IS TO CLARIFY THAT I HAVE CONSULTED THE FEDERAL
- 8 INSURANCE ADMINISTRATION BOUNDARY MAP #78300070
- 9 PREVIOUSLY ON FEBRUARY 29, 2006. I FOUND THAT THE AREA
- 10 JOBS NO. 24-13234 IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
- 11
- 12 FIELD INFORMATION: KANSAS DIVERSITY HILL SUBDIVISION
- 13 TAX MAP NO. 063, PART OF PARCEL 128.00
- 14
- 15 SEE REFERENCE D.B. 3584, PAGE 1622.

SHEET 1 OF 2

## FINAL PLAT

**NOT ACRES      PHASE I**

## INTERNATIONAL PLANTING CONVENTION

**REGIONAL TRAINING COMMISSION**

TOTAL LOTS 70

87	MILES NEW ROAD	0.39
----	----------------	------

THE GROUP, LLC CIVIL DISTRICT 7TH


ASSOCIATES, INC. CLOSURE ERROR 1:10.0

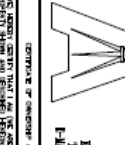
50	0	100	200
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1000

FIELDCREST ACRES		PASE 1	
KINGSFORD REGIONAL PLANNING COMMISSION			
TOTAL ACRES	24.11	TOTAL LOTS	70
ACRES NEW ROAD	2.887	MILES NEW ROAD	0.281
OWNER: INTEGRITY ASSOCIATES GROUP, LLC		CIVIL DISTRICT: JH	
SUBMITTER: ALLEY & BULLINGTON, INC.		DATE: 11/15/09	
SCALE: 1"=100'			

# Fieldcrest Phase 1 Final Plat


**ALAMY & ASSOCIATES, INC.**  
 PLANNERS  
 402 E. MARKET STREET  
 MEMPHIS, TENNESSEE 38102  
 P-001000000000000000000000


**PT ALAMY**  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 0562

THE MAP CANNOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THE DATE  
 © COPYRIGHT ALAMY & ASSOCIATES, INC. 2025

**LEGEND**  
 D.B. DEDICATED  
 P.D. PUBLIC  
 AC ACRES  
 C CENTRALINE

UNIT: FEET  
 1" = 40'  
 1" = 80'  
 1" = 160'  
 1" = 320'  
 1" = 640'  
 1" = 1280'  
 1" = 2560'  
 1" = 5120'  
 1" = 10240'  
 1" = 20480'  
 1" = 40960'  
 1" = 81920'  
 1" = 163840'  
 1" = 327680'  
 1" = 655360'  
 1" = 1310720'  
 1" = 2621440'  
 1" = 5242880'  
 1" = 10485760'  
 1" = 20971520'  
 1" = 41943040'  
 1" = 83886080'  
 1" = 167772160'  
 1" = 335544320'  
 1" = 671088640'  
 1" = 1342177280'  
 1" = 2684354560'  
 1" = 5368709120'  
 1" = 10737418240'  
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 1" = 2658455991569831745807502888589291520'  
 1" = 5316911983139663491615005777178583040'

BOND ESTIMATE  
Fieldcrest Phase 1

July 10, 2025

FILE NO. 2024-D16

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>General Items</b>					
1	1	EA	As-Builts (See Note Below)	\$ 15,000.00	\$ 15,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
3	1	LS	Additional Grading	\$ 12,000.00	\$ 12,000.00
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4	328	LFT	10" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 246.56	\$ 80,871.68
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CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					<b>\$ 48,962.75</b>
				<b>INTEGRITY BUILDING GROUP, LLC TOTAL</b>	<b>\$ 660,997.10</b>
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24	2	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 2,079.00
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CONTINGENCIES (6%)					<b>\$ 13,417.57</b>
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CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					<b>\$ 18,963.50</b>
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				<b>PROJECT TOTAL</b>	<b>\$ 917,004.37</b>

**Notes:** As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton  
Civil Engineer I  
City of Kingsport

July 10, 2025

Date



1 of 1





237 Pinnacle Parkway, 3rd Floor • Bristol, TN 37620 • 423-793-8137 • Fax: 423-458-6700

**IRREVOCABLE LETTER OF CREDIT**

07/16/2025

City Treasurer  
City of Kingsport  
415 Broad Street  
Kingsport, Tennessee 37660

RE: Fieldcrest Phase 1 Subdivision  
Letter of Credit #2025013


At the request of **Integrity Building Group, LLC** (the "Account Party"), **The First Bank and Trust Company** ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$557,878.37** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Phase 1** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before 04/17/2026 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. 07/17/2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before 04/17/2026 (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

The First Bank and Trust Company

By:   
William H. Ferguson III  
SVP/Commercial Loan Officer

**COMMERCIAL LENDING DIVISION**

[www.firstbank.com](http://www.firstbank.com)

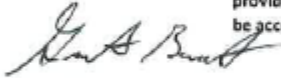
Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on August 21, 2025

**BOND ESTIMATE**  
**Fieldcrest Phase 1**  
**August 14, 2025**

FILE NO. 2024-D16

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>General Items</u>					
1	1	EA	As-Built (See Note Below)	\$ 15,000.00	\$ 15,000.00
<u>Utilities - Sewer</u>					
2	1	LS	Sewer Pump Station	\$ 25,000.00	\$ 25,000.00
<u>Utilities - Storm</u>					
3	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
<u>Sidewalks</u>					
4	30	LF	6" Concrete (Repair)	\$ 36.40	\$ 1,092.00
				<b>SUBTOTAL</b>	<b>\$ 51,092.00</b>
CONTINGENCIES (6%)					<b>\$ 3,065.52</b>
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					<b>\$ 4,157.52</b>
					<b>\$ 4,332.60</b>
				<b>PROJECT TOTAL</b>	<b>\$ 58,490.12</b>

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



**Garret Burton**  
**Civil Engineer I**  
**City of Kingsport**

**August 14, 2025**

Date



**IRREVOCABLE LETTER OF CREDIT**

Bank Letterhead

**August 21, 2025**

City Treasurer  
City of Kingsport  
415 Broad Street  
Kingsport, Tennessee 37660

**RE: Fieldcrest Phase 1 Subdivision**  
Letter of Credit

At the request of **Integrity Building Group, LLC** (the "Account Party"), (Obligator Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$58,490.12** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Phase 1** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before **May 21, 2026** (the "Performance Date").

**This letter of credit shall remain open until 5:00 p.m. August 21, 2026, at which time it shall expire.**

In the event the Account Party fails to complete the required improvements described above on or before **May 21, 2026** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: \_\_\_\_\_  
Official's Name  
Official's Title

Eastern Property View





Western Property View



**Recommendation:**

Staff recommends releasing Integrity Building Group, LLC from their prior Irrevocable Letter of Credit for Fieldcrest Acres Phase 1 contingent upon the new, reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1 being submitted and approved in a form acceptable to the City Attorney.

**PROPERTY INFORMATION:****Fieldcrest Acres Phase 2 Preliminary**

<b>ADDRESS:</b>	Fieldcrest Road, Kingsport, TN
<b>DISTRICT, LAND LOT:</b>	7 <sup>th</sup> Civil District
<b>OVERLAY DISTRICT:</b>	Not Applicable
<b>EXISTING ZONING:</b>	PD, Planned Development
<b>PROPOSED ZONING:</b>	No Change
<b>ACRES:</b>	+/- 13.830
<b>EXISTING USE:</b>	Vacant
<b>PROPOSED USE:</b>	Residential

**APPLICANT:** Integrity Building Group, LLC.

**ADDRESS:** 135 W. Main St., Suite 101 Kingsport, TN

**REPRESENTATIVE:** Darin Karst, Chris Alley

**INTENT**

The applicant is requesting preliminary plat approval for Fieldcrest Acres Phase 2. Fieldcrest Acres Phase 2 consists of 41 lots located along Fieldcrest Road and Chimney View Loop.

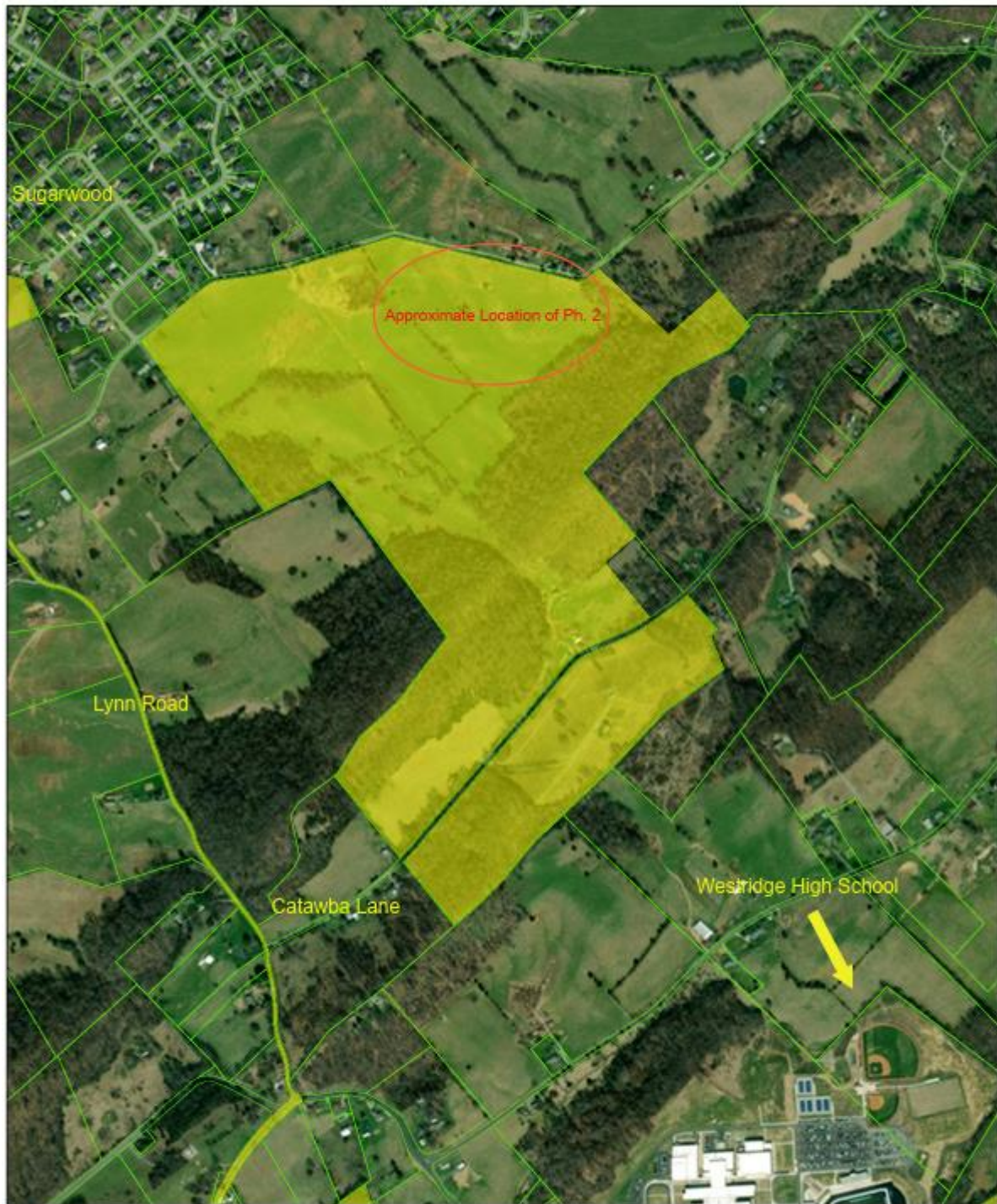
The plan displays the required 25' development free periphery zone as required by the PD zone and an appropriate density of 3.44 units per acre based on their dedication of 38.5% open space, or 16.23 acres.

The preliminary plan displays the proper road cross-section for this development. The developer is proposing to construct a local street to the standards of the Subdivision Regulations, which is good for 1,501 to 3,000 trips per day with sidewalks located on both sides of the roadway. Additionally, the Sullivan County Highway Department sends their support for phase 2 of the Fieldcrest development.

Staff recommends granting preliminary plat approval for Fieldcrest Acres Phase 2 contingent upon the construction plans being approved.



# Fieldcrest Ph. 2 Site Map



7/22/2025, 3:41:25 PM

Sullivan County Parcels Jan 2023

Parcels

Municipal Boundary

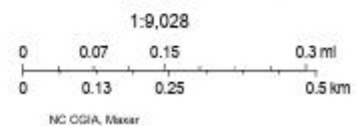
KINGSPORT

MT CARMEL

CHURCH HILL

JOHNSON CITY

Urban Growth Boundary



Web AppBuilder for ArcGIS



Fieldcrest Ph. 2 Zoning - PD, Planned Development



7/22/2025, 3:47:19 PM

Sullivan County Parcels Jan 2023

City Zoning

Parcel

North

TA-C

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-4

B-4P

B-4P

GC

GC

GC

GC

M-1

M-1R

M-2

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P-1

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P-1

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PD

PMD-1

PMD-2

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PMD-4

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PMD-8

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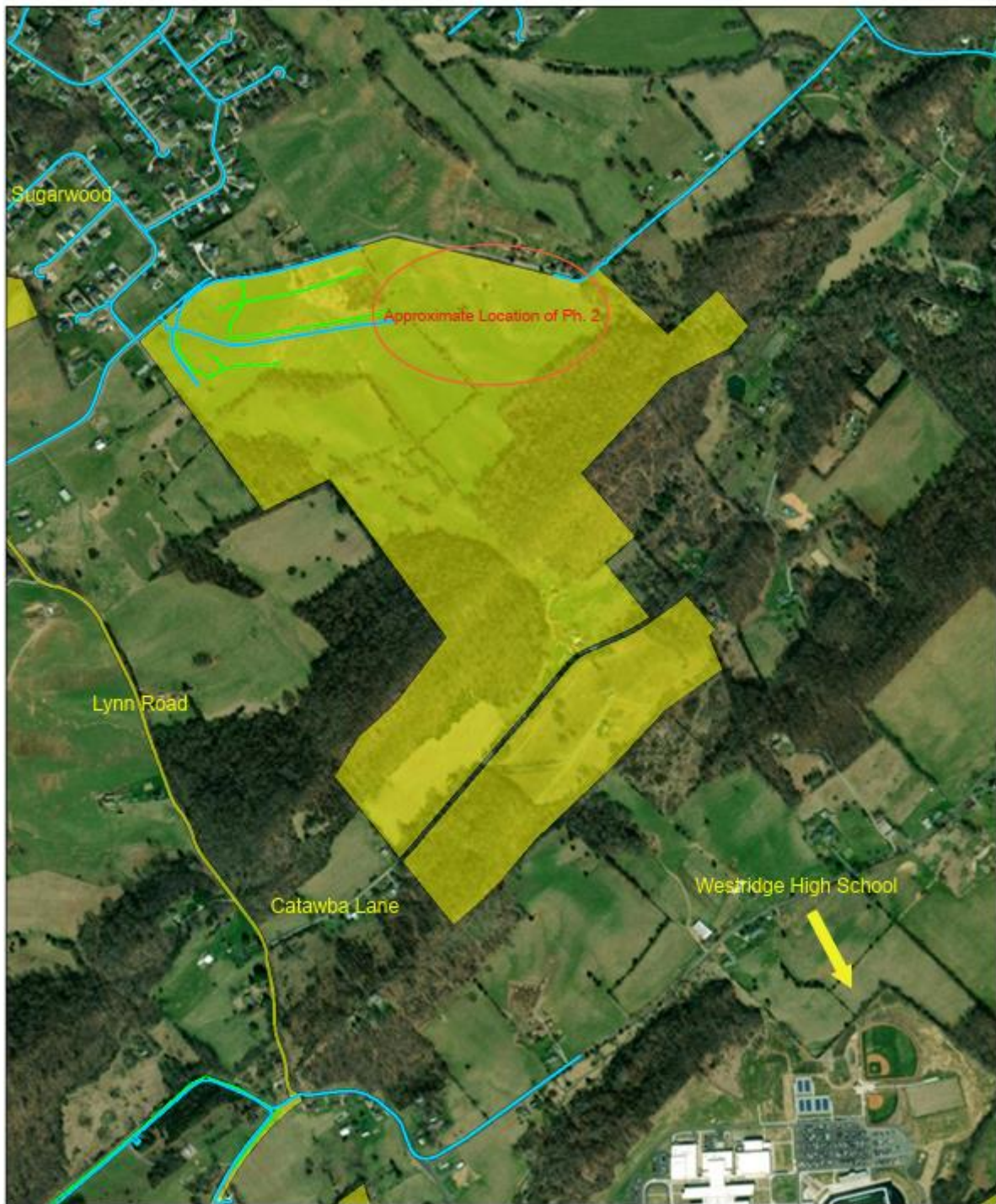
0 0.07 0.15 0.3 mi  
0 0.13 0.25 0.5 km

NC OGA, Maxar

Web AppBuilder for ArcGIS



Fieldcrest Ph. 2 Utilities



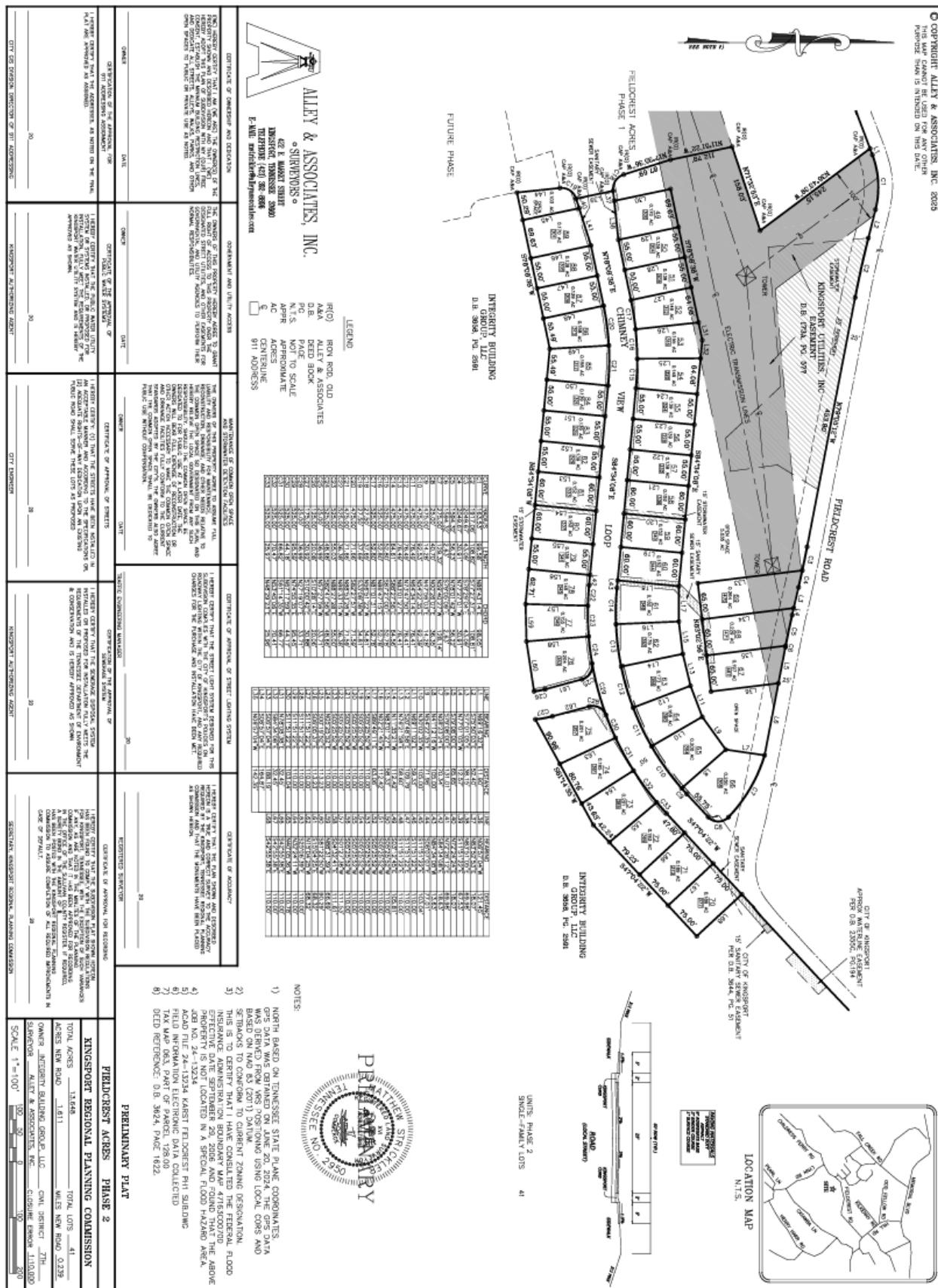
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Municipal Boundary  
KINGSPORT  
MT CARMEL  
CHURCH HILL  
JOHNSON CITY  
Sewer Mains  
Water Lines

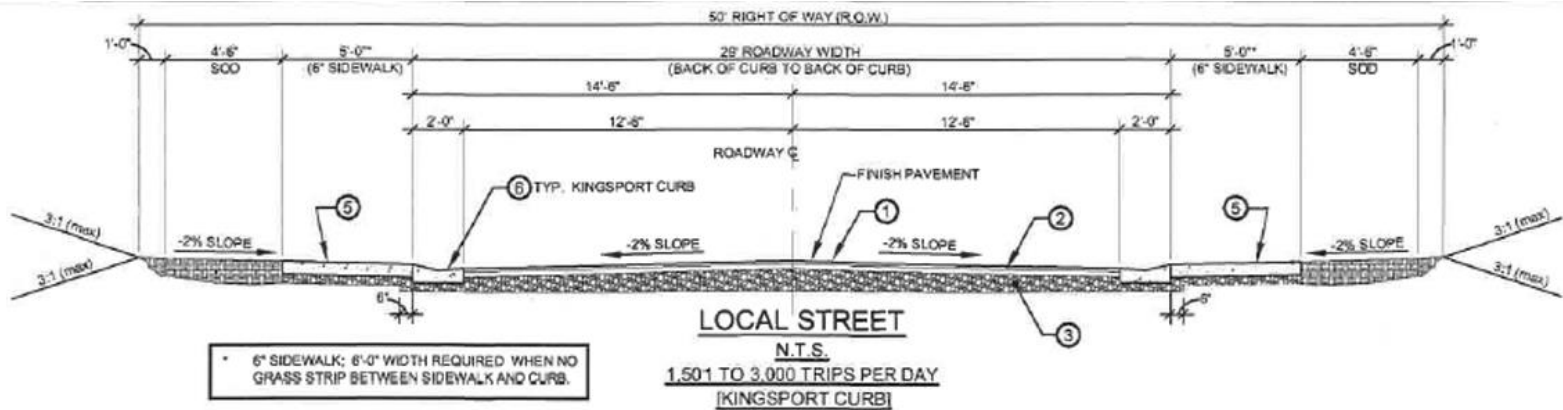
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NC CGIA, Nascar

Web AppBuilder for ArcGIS

Fieldcrest Ph. 2 Preliminary

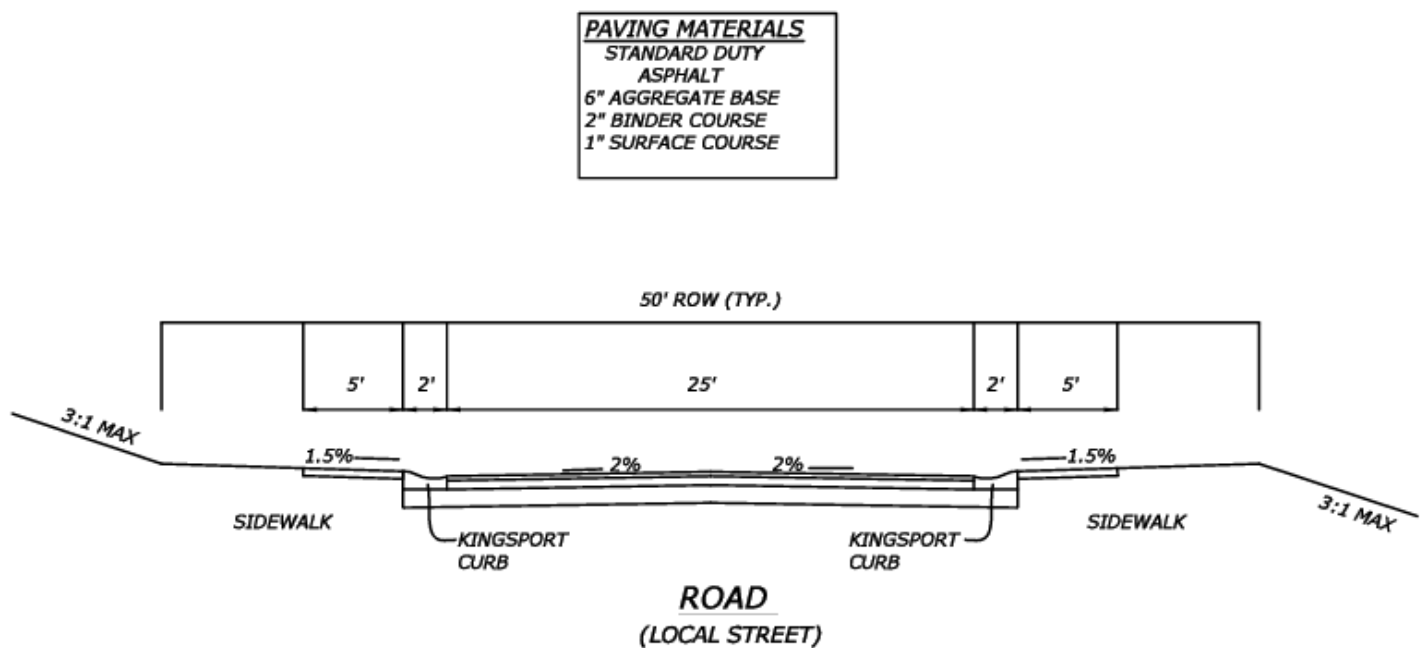


## Local Street Cross-Section



LEGEND	
1. 1" SURFACE COURSE	5. CONCRETE SIDEWALK - SEE CITY OF KINGSFORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION
2. 2" BINDER	6. KINGSFORT CURB - SEE CITY OF KINGSFORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION
3. 6" AGGREGATE BASE	
4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSFORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION	

### Proposed Local Street Cross-Section





**Northern Property View**





Eastern Property View





**Southern Property View**





Western Property View



**Recommendation:**

Staff recommends granting preliminary plat approval for Fieldcrest Acres Phase 2 contingent upon the construction plans being approved.



August 13<sup>th</sup>, 2025

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

Chairman Duncan:

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

1. Fieldcrest Phase 1
2. 432 & 428 Rich Drive
3. 1912 & 1908 & 1904 Fleetwood Drive and 1811 Timberwood Circle
4. 1316 S. Eastman Road
5. 4892 Eagle Pointe Drive
6. 733 Hunts Terrace Drive
7. 770 Hunts Terrace Drive
8. 809 Dolen Place
9. 438 Riverport Road

Sincerely,

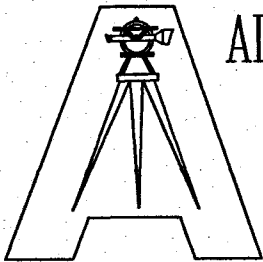
Ken Weems, AICP  
Planning Manager  
C: Kingsport Regional Planning Commission



LOT	ACRES	ADDRESS	LOT	ACRES	ADDRESS
A-1	0.028	109	C-5	0.028	148
A-2	0.028	113	C-6	0.028	144
B-1	0.028	125	D-1	0.028	140
B-2	0.028	129	D-2	0.028	136
B-3	0.028	133	D-3	0.028	132
B-4	0.028	137	D-4	0.028	128
B-5	0.028	141	D-5	0.028	124
C-1	0.028	164	D-6	0.028	120
C-2	0.028	160	E-1	0.028	116
C-3	0.028	156	E-2	0.028	112
C-4	0.028	152	E-3	0.028	108

CURVE	RADIUS	LENGTH	CHORD
C1	325.00'	145.96'	N68°14'36"E 144.74'
C2	25.00'	43.03'	S49°34'38"E 37.91'
C3	120.00'	80.31'	N19°26'07"W 78.82'
C4	53.00'	222.96'	S20°52'44"W 91.32'
C5	75.00'	79.89'	S69°07'16"E 76.16'
C6	80.00'	53.54'	N19°26'07"W 52.54'
C7	25.00'	43.03'	S49°02'59"W 37.91'
C8	325.00'	47.85'	N77°25'09"W 47.80'
C9	375.00'	17.54'	S74°32'30"E 17.54'
C10	375.00'	57.50'	S80°16'28"E 57.44'
C11	375.00'	57.50'	N89°03'36"W 57.44'
C12	375.00'	55.00'	S82°20'45"W 54.95'
C13	325.00'	79.64'	N85°09'52"E 79.44'
C14	325.00'	82.89'	S80°30'30"E 82.67'
C15	375.00'	62.49'	N77°58'31"W 62.42'
C16	25.00'	39.79'	N37°08'53"W 35.72'
C17	225.00'	124.60'	N24°19'04"E 123.02'
C18	351.38'	127.81'	S57°13'25"W 127.10'
C19	351.38'	82.58'	N74°22'36"E 82.39'
C20	1481.38'	65.33'	S79°50'46"W 65.33'
C21	1481.38'	100.05'	S76°38'52"W 100.03'
C22	1481.38'	37.70'	N73°59'02"E 37.70'

UNITS: PHASE 1  
SINGLE-FAMILY LOTS 48  
TOWNHOME UNITS 22  
70  
OPEN SPACE: 16.23 ACRES=38.5%  
(AFTER COMPLETION OF PHASE 1, 2 & 3)  
DENSITY: 3.44 UNITS PER ACRE  
(AFTER COMPLETION OF PHASE 1, 2 & 3)  
PARKING: REQUIRED 2.0 SPACES/UNIT=140 SPACES  
MAIL KIOSK: SEE KIOSK DETAIL IN CONSTRUCTION PLANS



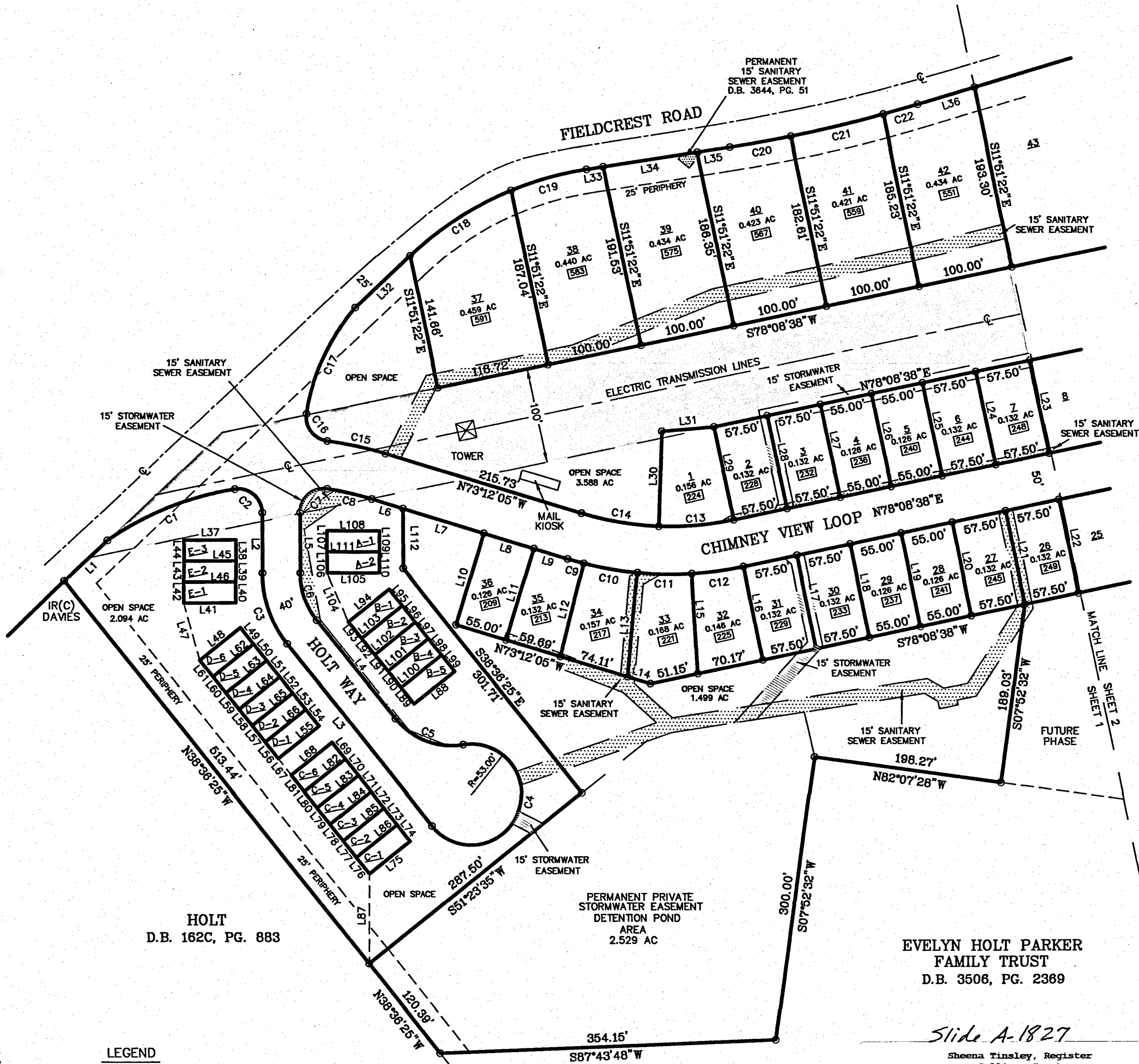
ALLEY & ASSOCIATES, INC.

o SURVEYORS o

422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
E-MAIL: mstrickler@alleyassociates.com

LEGEND

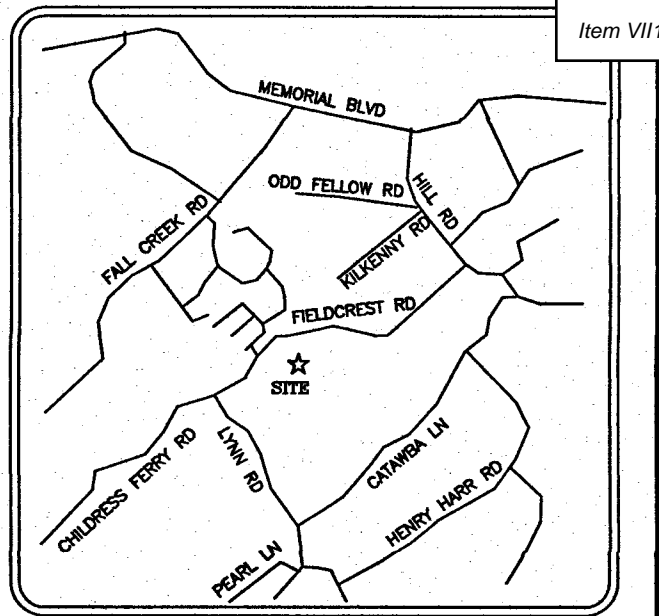
IR(C) IRON ROD, CAP  
D.B. DEED BOOK  
PG PAGE  
AC ACRES  
CL CENTERLINE



EVELYN HOLT PARKER  
FAMILY TRUST  
D.B. 3506, PG. 2369

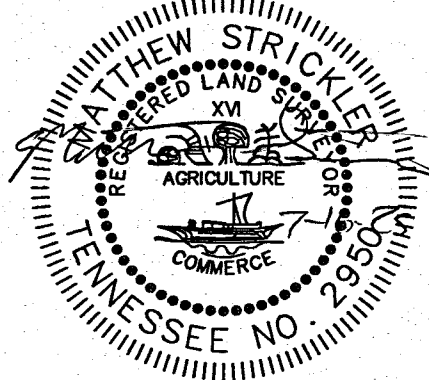
Slide A-1827

Sheena Tinsley, Register  
Sullivan County  
Rec #: 378986 Instrument #: 25013391  
Rec'd: 30.00 Recorded  
State: 0.00 7/21/2025 at 10:55 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 32.00 PGS 99-100



LOCATION MAP  
N.T.S.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S46°48'12"W	62.03'	L38	S00°15'49"E	22.00'	L75	S31°23'35"W	55.00'
L2	S00°15'49"E	63.17'	L39	S00°15'49"E	22.00'	L76	N38°36'25"W	22.00'
L3	N38°36'25"W	243.98'	L40	S00°15'49"E	22.00'	L77	N38°36'25"W	22.00'
L4	S38°36'25"E	132.00'	L41	N89°44'11"E	55.00'	L78	N38°36'25"W	22.00'
L5	N00°15'49"W	63.17'	L42	N00°15'49"W	22.00'	L79	N38°36'25"W	22.00'
L6	S73°12'05"E	44.14'	L43	N00°15'49"W	22.00'	L80	S38°36'25"E	22.00'
L7	N73°12'05"E	89.13'	L44	N00°15'49"W	22.00'	L81	S38°36'25"E	22.00'
L8	S73°12'05"E	55.00'	L45	N89°44'11"E	55.00'	L82	N51°23'35"E	55.00'
L9	N73°12'05"W	37.48'	L46	N89°44'11"E	55.00'	L83	N51°23'35"E	55.00'
L10	S16°47'55"W	100.00'	L47	S15°34'29"E	62.44'	L84	N51°23'35"E	55.00'
L11	N16°47'55"E	100.00'	L48	S51°23'35"W	55.00'	L85	N51°23'35"E	55.00'
L12	N14°07'05"E	100.52'	L49	S38°36'25"E	22.00'	L86	N51°23'35"E	55.00'
L13	N05°19'58"E	109.67'	L50	S38°36'25"E	22.00'	L87	N00°15'49"E	94.36'
L14	S73°12'05"E	24.97'	L51	S38°36'25"E	22.00'	L88	S51°23'35"W	55.00'
L15	N03°27'09"W	105.18'	L52	S38°36'25"E	22.00'	L89	N38°36'25"W	22.00'
L16	N11°51'22"W	100.00'	L53	S38°36'25"E	22.00'	L90	N38°36'25"W	22.00'
L17	S11°51'22"E	100.00'	L54	S38°36'25"E	22.00'	L91	S38°36'25"E	22.00'
L18	N11°51'22"W	100.00'	L55	N51°23'35"E	55.00'	L92	N38°36'25"W	22.00'
L19	N11°51'22"W	100.00'	L56	N38°36'25"W	22.00'	L93	S38°36'25"E	22.00'
L20	N11°51'22"W	100.00'	L57	N38°36'25"W	22.00'	L94	S38°36'25"E	22.00'
L21	S11°51'22"E	100.00'	L58	N38°36'25"W	22.00'	L95	S38°36'25"E	22.00'
L22	N11°51'22"W	100.00'	L59	N38°36'25"W	22.00'	L96	S38°36'25"E	22.00'
L23	N11°51'22"W	100.00'	L60	S38°36'25"E	22.00'	L97	S38°36'25"E	22.00'
L24	S11°51'22"E	100.00'	L61	N38°36'25"W	22.00'	L98	S38°36'25"E	22.00'
L25	S11°51'22"E	100.00'	L62	N51°23'35"E	55.00'	L99	S38°36'25"E	22.00'
L26	S11°51'22"E	100.00'	L63	N51°23'35"E	55.00'	L100	N51°23'35"E	55.00'
L27	S11°51'22"E	100.00'	L64	N51°23'35"E	55.00'	L101	N51°23'35"E	55.00'
L28	S11°51'22"E	100.00'	L65	N51°23'35"E	55.00'	L102	N51°23'35"E	55.00'
L29	S11°51'22"E	100.00'	L66	N51°23'35"E	55.00'	L103	N51°23'35"E	55.00'
L30	N02°11'05"E	100.00'	L67	S38°36'25"E	22.00'	L104	N23°55'31"W	56.09'
L31	S85°09'52"W	55.00'	L68	S51°23'35"W	55.00'	L105	N89°44'11"E	55.00'
L32	N46°48'12"E	79.85'	L69	S38°36'25"E	22.00'	L106	N00°15'49"W	22.00'
L33	S81°06'35"W	17.81'	L70	S38°36'25"E	22.00'	L107	N00°15'49"W	22.00'
L34	N81°06'35"E	100.13'	L71	N38°36'25"W	22.00'	L108	N89°44'11"E	55.00'
L35	S81°06'35"W	34.75'	L72	S38°36'25"E	22.00'	L109	S00°15'49"E	22.00'
L36	N73°15'18"E	62.63'	L73	S38°36'25"E	22.00'	L110	N00°15'49"W	22.00'
L37	N89°44'11"E	55.00'	L74	N38°36'25"W	22.00'	L111	N89°44'11"E	55.00'
						L112	S00°15'49"E	62.34'



NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON JUNE 20, 2024. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2011) DATUM.
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 24-13234
- 5) ACAD FILE 24-13234 KARST FIELDCREST PH1 SUB.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 063, PART OF PARCEL 128.00
- 8) DEED REFERENCE: D.B. 3624, PAGE 1622.

SHEET 1 OF 2  
FINAL PLAT

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> (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.  OWNER: <u>Parker</u> DATE: <u>7/16/25</u>	<b>GOVERNMENT AND UTILITY ACCESS</b> 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.  OWNER: <u>Parker</u> DATE: <u>7/16/25</u>	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> 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.  TRAFFIC ENGINEERING MANAGER: <u>[Signature]</u> DATE: <u>7.18 20 25</u>	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  REGISTERED SURVEYOR: <u>[Signature]</u> DATE: <u>7.16 20 25</u>	<b>MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES</b> 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 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.  OWNER: <u>Parker</u> DATE: <u>7/16/25</u>
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.  CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <u>[Signature]</u> DATE: <u>7-17 20 25</u>	<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u> DATE: <u>7-19 20 25</u>	<b>CERTIFICATE OF APPROVAL OF STREETS</b> I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED  CITY ENGINEER: <u>[Signature]</u> DATE: <u>7/21/20 25</u>	<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b> 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  KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u> DATE: <u>7-16 20 25</u>	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$13,885.64 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <u>[Signature]</u> DATE: <u>7/21 20 25</u>

FIELDCREST ACRES PHASE I	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 24.411	TOTAL LOTS 70
ACRES NEW ROAD 2.687	MILES NEW ROAD 0.391
OWNER INTEGRITY BUILDING GROUP, LLC	CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SCALE 1"=100'	
100 50 0 100 200	

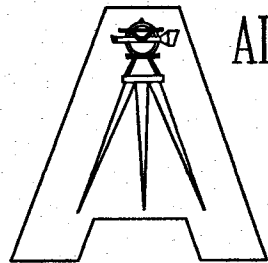




LEGEND

D.B. DEED BOOK  
PG PAGE  
AC ACRES  
C CENTERLINE

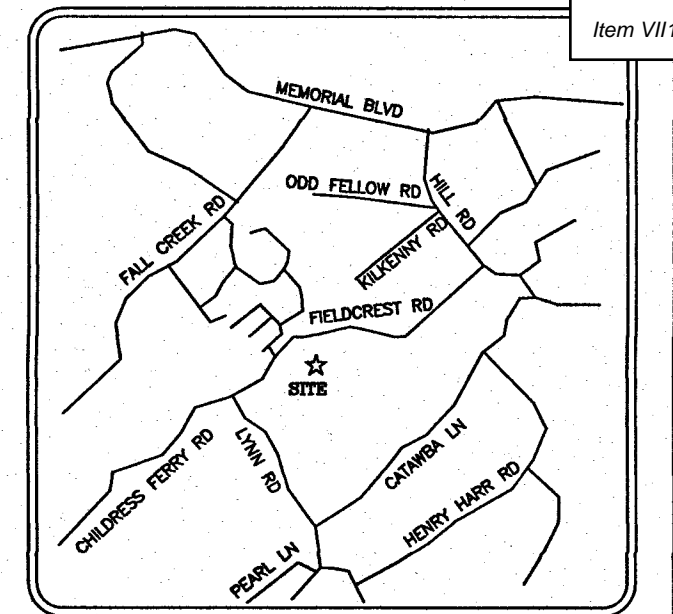
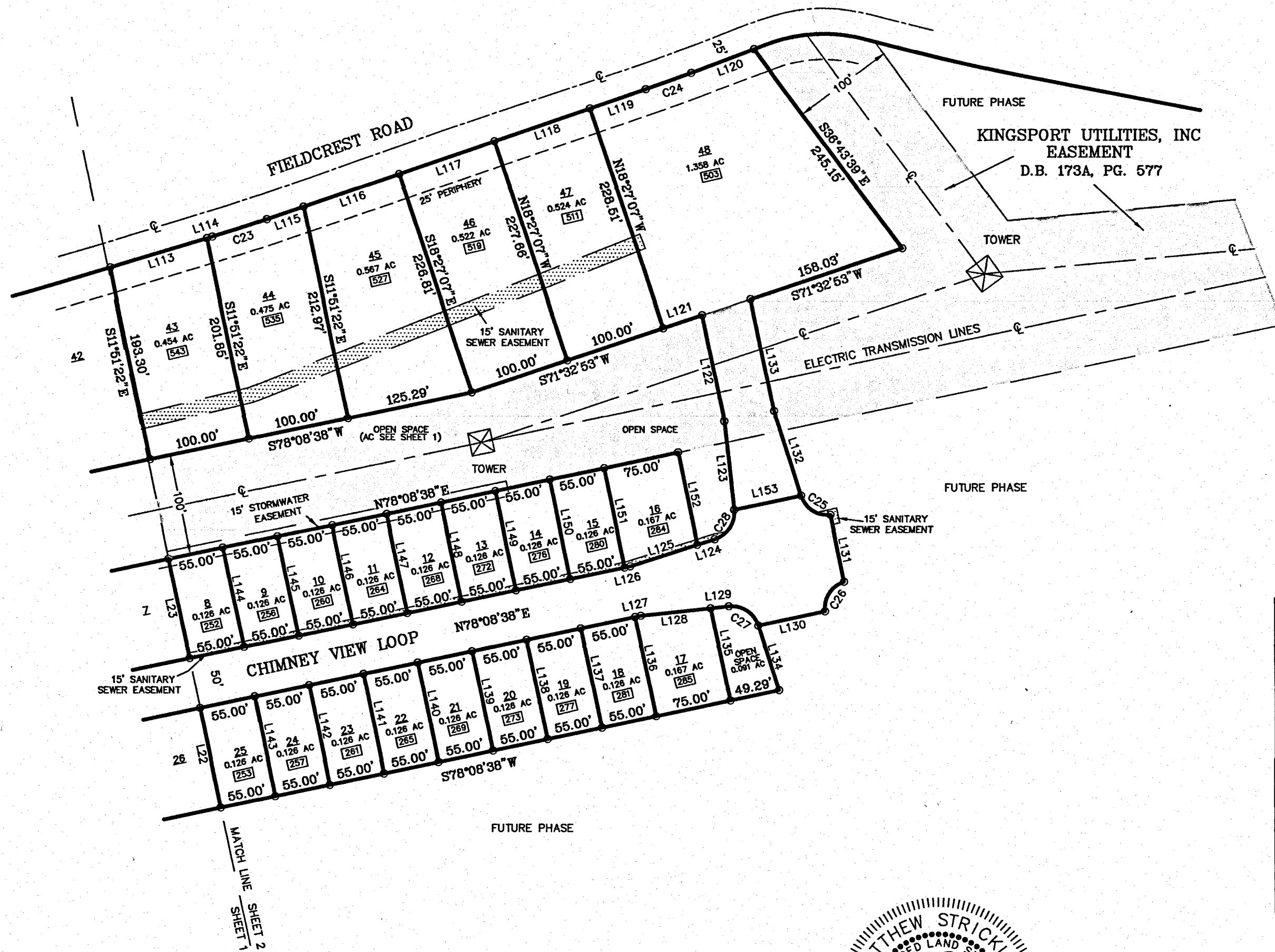
UNITS: PHASE 1  
SINGLE-FAMILY LOTS 48  
TOWNHOME UNITS 22  
70  
OPEN SPACE: 16.23 ACRES=38.5%  
(AFTER COMPLETION OF PHASE 1, 2 & 3)  
DENSITY: 3.44 UNITS PER ACRE  
(AFTER COMPLETION OF PHASE 1, 2 & 3)  
PARKING: REQUIRED 2.0 SPACES/UNIT=140 SPACES  
MAIL KIOSK: SEE KIOSK DETAIL IN CONSTRUCTION PLANS



ALLEY & ASSOCIATES, INC.  
• SURVEYORS •

422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896

E-MAIL: mstrickler@alleyassociates.com



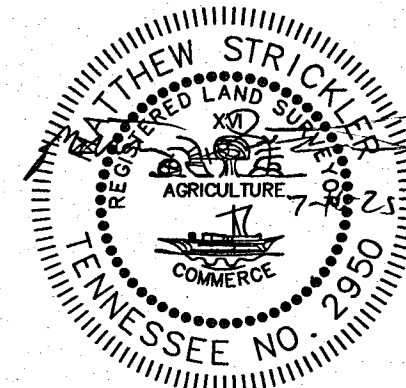
LOCATION MAP  
N.T.S.

CURVE	RADIUS	LENGTH	CHORD
C23	1481.38'	56.75'	S72°09'27\"W 56.75'
C24	1525.00'	47.49'	S70°10'04\"W 47.49'
C25	27.50'	37.69'	N56°51'22\"W 34.81'
C26	27.50'	37.69'	S33°08'38\"W 34.81'
C27	27.50'	37.69'	S56°51'22\"E 34.81'
C28	27.50'	37.69'	S33°08'38\"W 34.81'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L22	N11°51'22\"W	100.00'	L132	N17°35'36\"W	87.69'
L23	N11°51'22\"W	100.00'	L133	S11°51'22\"E	112.79'
L113	N73°15'18\"E	100.37'	L134	N17°35'36\"W	66.96'
L114	N73°15'18\"E	5.49'	L135	N11°51'22\"W	93.04'
L115	N71°03'35\"E	38.38'	L136	N11°51'22\"W	100.00'
L116	S71°03'35\"W	100.00'	L137	N11°51'22\"W	100.00'
L117	S71°03'35\"W	100.00'	L138	N11°51'22\"W	100.00'
L118	N71°03'35\"E	100.00'	L139	N11°51'22\"W	100.00'
L119	S71°03'35\"W	58.46'	L140	N11°51'22\"W	100.00'
L120	N69°16'32\"E	66.23'	L141	N11°51'22\"W	100.00'
L121	N71°32'53\"E	40.62'	L142	N11°51'22\"W	100.00'
L122	N11°51'22\"W	107.01'	L143	N11°51'22\"W	100.00'
L123	S06°07'07\"E	87.69'	L144	N11°51'22\"W	100.00'
L124	N72°24'24\"E	18.07'	L145	N11°51'22\"W	100.00'
L125	N72°24'24\"E	69.57'	L146	N11°51'22\"W	100.00'
L126	S78°05'40\"W	5.78'	L147	N11°51'22\"W	100.00'
L127	N78°11'37\"E	5.78'	L148	N11°51'22\"W	100.00'
L128	S83°52'53\"W	69.57'	L149	N11°51'22\"W	100.00'
L129	N83°52'53\"E	18.07'	L150	N11°51'22\"W	100.00'
L130	S78°08'38\"W	67.53'	L151	N11°51'22\"W	100.00'
L131	S11°51'22\"E	67.53'	L152	S11°51'22\"E	93.04'
			L153	N78°08'38\"E	67.53'

Slide A-1828

Sheena Tinsley, Register  
Sullivan County  
Rec #: 378986 Instrument #: 25013391  
Rec'd: 30.00 Recorded  
State: 0.00 7/21/2025 at 10:55 AM  
Clerk: 0.00 in Plat  
Other: 2.00  
Total: 32.00 P60 PGS 99-100



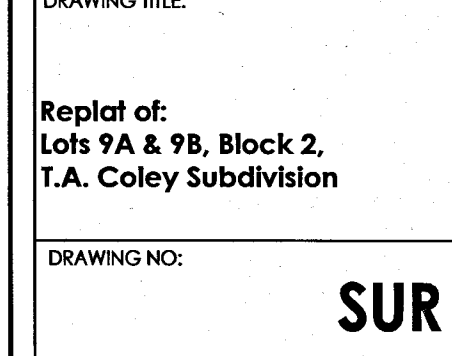
NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON JUNE 20, 2024. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2011) DATUM.
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 24-13234
- 5) ACAD FILE 24-13234 KARST FIELDCREST PH1 SUB.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 063, PART OF PARCEL 128.00
- 8) DEED REFERENCE: D.B. 3624, PAGE 1622

SHEET 2 OF 2  
FINAL PLAT

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> (I/WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  OWNER: <u>[Signature]</u> DATE: <u>7/16/25</u>	<b>GOVERNMENT AND UTILITY ACCESS</b> 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.  OWNER: <u>[Signature]</u> DATE: <u>7/16/25</u>	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.  TRAFFIC ENGINEERING MANAGER: <u>[Signature]</u> DATE: <u>7.18 20 25</u>	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  REGISTERED SURVEYOR: <u>[Signature]</u> DATE: <u>7-16 20 25</u>	<b>MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES</b> 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 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.  OWNER: <u>[Signature]</u> DATE: <u>7/16/25</u>
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FIELDCREST ACRES PHASE I	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 24.411	TOTAL LOTS 70
ACRES NEW ROAD 2.687	MILES NEW ROAD 0.391
OWNER INTEGRITY BUILDING GROUP, LLC	CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SCALE 1"=100'	



**CERTIFICATE OF OWNERSHIP  
AND DEDICATION**

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

6/30/2025                      20 85  
Date

[Signature]                      [Signature]                      x [Signature]  
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 hereon.

June 23 20 25  
Date

STEVEN W. HAMBY  
Surveyor

(or)

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.

June 23 20 25  
STEVEN W. HAMBY 1717  
Surveyor TN. Reg. No.

SURVEY NOTE

1. NORTH IS REFERENCED TO PLAT BOOK 50, PAGE 895.
2. THIS EXHIBIT DRAWING REPRESENTS A GROUND SURVEY OF THE PROPERTY IDENTIFIED AS LOTS 9A AND 9B T.A. COLEY S/D (PB 50-895), AND WAS PERFORMED WITHOUT THE BENEFIT OF A THOROUGH TITLE DESCRIPTION SEARCH.
3. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A FORMALLY PREPARED CHAIN OF TITLE REPORT AND IS, THEREFORE, SUBJECT TO THE FINDINGS OF AN ATTORNEY-AT-LAW WITH REGARD TO MATTERS OF TITLE.
4. THIS DRAWING IS SUBJECT TO BOTH PRESCRIPTIVE EASEMENTS AND THE RIGHTS OF OTHERS THAT MAY EXIST, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. PROPERTY OWNERSHIP RECORDS, FOR THIS PROPERTY, ARE LIMITED TO REAL PROPERTY, AS SHOWN, SITUATED AND PLACED UPON THE LAND.
5. CERTIFICATION DEFINED:  
THE USE OF THE WORD "CERTIFY" OF "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA", (ZONE X) AS PER F.I.R.M. 47163C0035D, DATED 09-29-2006.
7. OWNERS OF UTILITIES UPON PRIVATE LANDS MAY POSSESS EASEMENTS, RIGHTS, LICENSES OR PRIVILEGES, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
8. THIS SURVEY DOES NOT TRANSFER OWNERSHIP OF THE SUBJECT PROPERTY. A WARRANTY DEED, OR OTHER SUITABLE INSTRUMENT, MUST BE PREPARED (BY AN ATTORNEY-AT-LAW), EXECUTED AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR SULLIVAN COUNTY, TENNESSEE.
9. THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT, SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
10. THE AVAILABILITY OF ELECTRIC POWER IS SUBJECT TO ALL RULES AND REGULATIONS OF AEP IN EFFECT AT THE TIME OF SERVICE APPLICATION.
11. THE LOCATION OF EXISTING UTILITIES, WHETHER PUBLIC OR PRIVATE, ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON FIELD LOCATION OF SURFACE MARKS AND VISIBLE UTILITY APPURTENANCES. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

**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.

June 23 \_\_\_\_\_ Date \_\_\_\_\_ 20 25

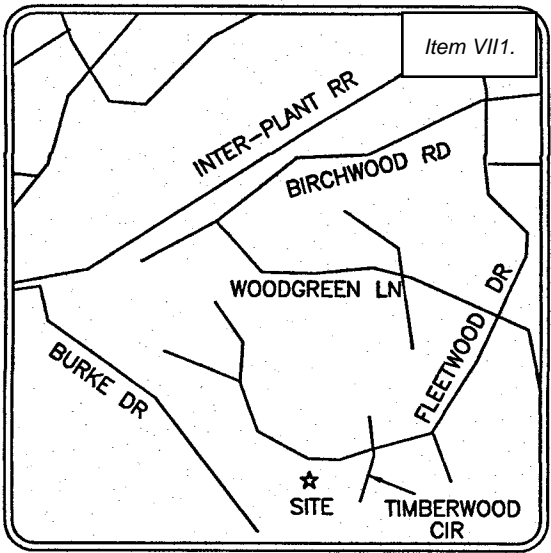
STEVEN W. HAMBY \_\_\_\_\_  
Surveyor \_\_\_\_\_ (or) \_\_\_\_\_

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.

June 23 \_\_\_\_\_ 20 25

STEVEN W. HAMBY 1717 \_\_\_\_\_  
Surveyor \_\_\_\_\_ TN. Reg. No. \_\_\_\_\_



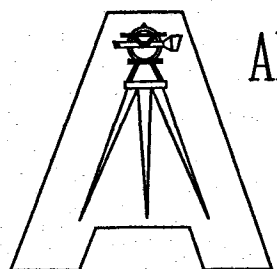


LOCATION MAP  
N.T.S.

- LEGEND**
- IR(O) IRON ROD, OLD
  - PK PARKER KAELO
  - MN(O) MAG NAIL, OLD
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - P.C. PAGE
  - AC ACRES
  - WM WATER METER
  - N.T.S. NOT TO SCALE
  - CONC CONCRETE
  - PP POWER POLE
  - OHU OVERHEAD UTILITY
  - PVMT PAVEMENT
  - BLDG BUILDING
  - E CENTERLINE
  - 911 ADDRESS

LINE	BEARING	DISTANCE
L1	S77°00'39"E	95.01'
L2	S77°00'39"E	55.15'
L3	S67°35'51"W	9.96'
L4	N27°05'13"W	159.30'
L5	N27°05'13"W	77.25'
L6	N56°01'21"E	25.10'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	410.00'	233.65'	S38°03'44"E	230.50'
C2	410.00'	130.13'	S63°30'26"E	129.58'
C3	410.00'	30.69'	S73°45'21"E	30.68'
C4	140.00'	69.77'	N88°59'50"E	69.05'
C5	41.00'	94.49'	S69°30'57"E	74.92'



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS

422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
E-MAIL: mstrickler@alleyassociates.com

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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.  LOT 4R <i>John Valentine</i> 7-14-25 LOT 7R <i>Eric Davis</i> 7/14/25 LOT 8R <i>Car Parker</i> 7/10/2025 LOT 9R <i>Jimmy London</i> 7/14/25 LOT 10R <i>Andy Butler</i> 7/19/2025		<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  7-15 20 25 REGISTERED SURVEYOR  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.  7-16 20 25 KINGSPORT AUTHORIZING AGENT		<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> 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.  TRAFFIC ENGINEERING MANAGER 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  CITY ENGINEER DATE		<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  July 17 20 25 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING  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  7-16 20 25 KINGSPORT AUTHORIZING AGENT		<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  7/21 20 25 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		<b>RESUBDIVISION OF LOTS 4, 7-11, BLOCK C HUNTINGTON WOODS &amp; 4.314 ACRES</b> <b>KINGSPORT REGIONAL PLANNING COMMISSION</b> TOTAL ACRES 8.930 TOTAL LOTS 5 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER VALENTINE, DAVIS, HOLMES, LONDON, BUTLER CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE: 1"=80' 80 40 0 80 160	
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TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 1 defined as Division of the Williams Property - 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 2 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

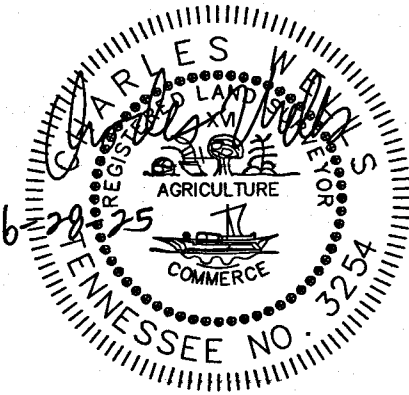
Lot 2:  
Lot 2 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

*Clayton Stanley* Clayton Stanley ES3 07/23/2025  
Environmental Scientist Date  
TN Division of Water Resources

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

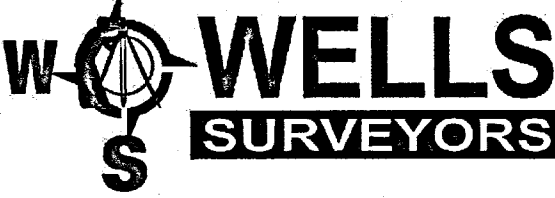
I, THE CURRENT OWNER OF LOT 2 STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

*Stephen Williams* 7/24/25  
OWNER DATE

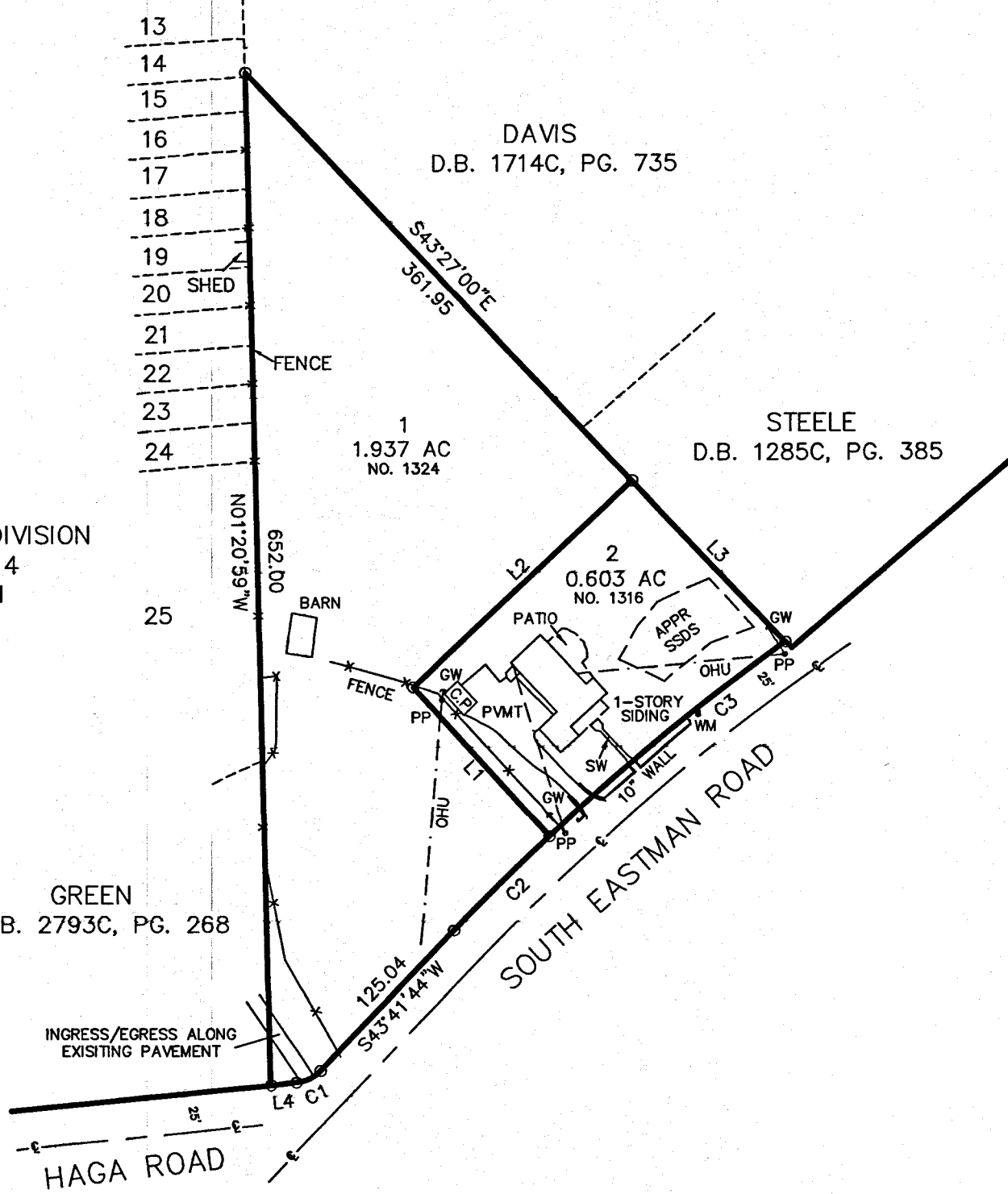


100 50 0 100 200  
SCALE IN FEET

DIVISION OF THE WILLIAMS PROPERTY	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 2.540	TOTAL LOTS 2
OWNER: WILLIAMS	DATE: JUNE 28, 2025
CIVIL DISTRICT: 13TH	SCALE: 1 INCH = 100'
<b>CHARLES J. WELLS</b> TENNESSEE R.L.S. NO. 3254 4847 HIGHWAY 126 BLOUNTVILLE, TENNESSEE (423) 782-7196	

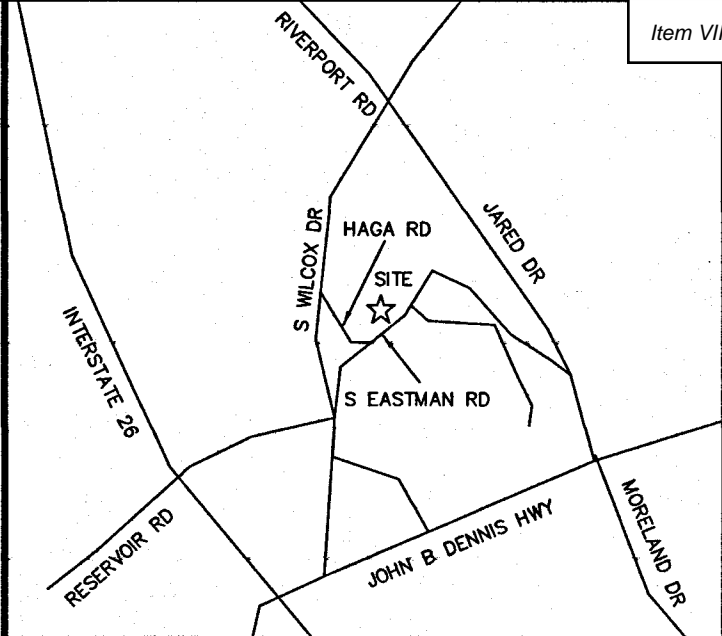


<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles Wells</i> 6-28-25 TENNESSEE REGISTERED LAND SURVEYOR DATE</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>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.</p> <p><i>Stephen Williams</i> 7/24/25 OWNER DATE</p>	<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>Phyllis</i> 7/24/25 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>SEE NOTE ABOVE</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY:</p> <p>1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,</p> <p>2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR</p> <p>3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.</p> <p><i>Jon Stutz</i> 7-24-25 COMMISSIONER OF HIGHWAYS OR REPRESENTATIVE DATE</p>	<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>My</i> 25 JUL 2025 KINGSPORT WATER DISTRICT DATE</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>7/25/25</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE</p>
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LINE	BEARING	DISTANCE
L1	N42°19'58"W	129.93
L2	N46°48'13"E	193.89
L3	S43°27'00"E	143.52
L4	S84°17'43"W	16.45

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00	17.71	17.35	S63°59'43"W
C2	1498.41	96.36	86.28	S45°20'43"W
C3	1498.41	187.03	196.96	S50°45'48"W



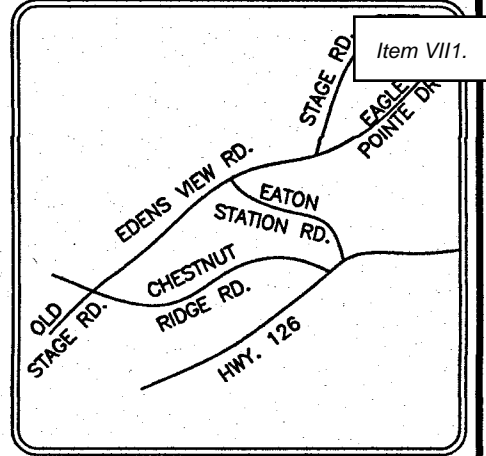
LEGEND

- SW SIDEWALK
- GW GUY WIRE
- C.P. CAR PORT
- PVMT PAVEMENT
- D.B. DEED BOOK
- PG. PAGE
- NO. NUMBER
- P.B. PLAT BOOK
- APPR APPROXIMATE
- WM WATER METER
- AC. ACRE
- OHU OVERHEAD UTILITY
- PP POWER POLE
- SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM
- CL CENTERLINE

Slide A-1830

Sheena Tinsley, Register  
Sullivan County  
Rec #: 379280 Instrument #: 25013754  
Rec'd: 15.00 Recorded  
State: 0.00 7/25/2025 at 12:32 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 108-108

- 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 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) TAX MAP 76B "A" PARCEL 059.00
  - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
  - 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 6) DEED REFERENCES: D.B. 1161C, PG. 191
  - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 8) 5/8" IRON RODS WITH CAP #3254 ON ALL CORNERS UNLESS OTHERWISE NOTED.



LOCATION MAP  
N.T.S.

EAGLE POINTE SUBDIVISION  
PB. 50, PG. 917

38

37

22

HARDOBY  
DB. 1435C, PG. 348

S84°52'36"E 245.54'

LOT LINE TO BE REMOVED

23R  
4892

N18°45'07"W  
559.23'

S18°45'07"E  
459.84'

100' POWER  
LINE EASEMENT

APPROXIMATE  
FIELD LINES

DECK  
1-STORY  
BRICK/SIDING  
21.5' PORCH  
CONC.

EAGLE POINTE DRIVE (28' PAVEMENT WIDTH)  
S71°14'53"W 224.53'

LEGEND

CONC. CONCRETE  
P.B. PLAT BOOK  
PC. PAGE  
N.T.S. NOT TO SCALE  
WM WATER METER  
123 911 ADDRESS  
C CENTERLINE

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT.
  - 2) PROPERTY IS ZONED R-1  
SETBACKS:  
FRONT 30'  
REAR 30'  
SIDE 12'
  - 3) 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.
  - 4) JOB NO. 25-13915
  - 5) ACAD FILE 25-13915 SIMUNOVICH.DWG
  - 6) TAX MAP 048G "E", PARCELS 023.00 & 024.00
  - 7) PRIOR PLAT REFERENCES: P.B. 51, PG. 765.
  - 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
  - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 11) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.
  - 12) IRON RODS WITH ALLEY & ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.

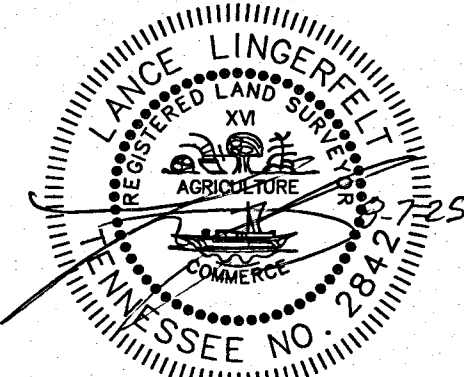
COMBINATION OF LOTS 23 & 24

EAGLE POINTE SUBDIVISION, PHASE II

KINGSPORT REGIONAL PLANNING COMMISSION

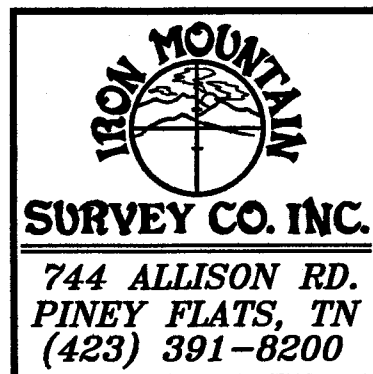
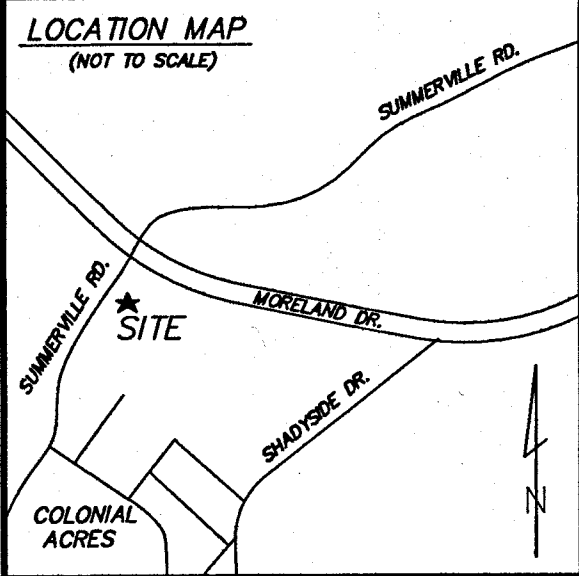
TOTAL ACRES 2.626 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
OWNER SIMUNOVICH CIVIL DISTRICT 10TH  
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000  
SCALE 1"= 50' 50 25 0 50 100

**ALLEY & ASSOCIATES, INC.**  
• SURVEYORS •  
422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
EMAIL: [llingerfelt@alleyassociates.com](mailto:llingerfelt@alleyassociates.com)

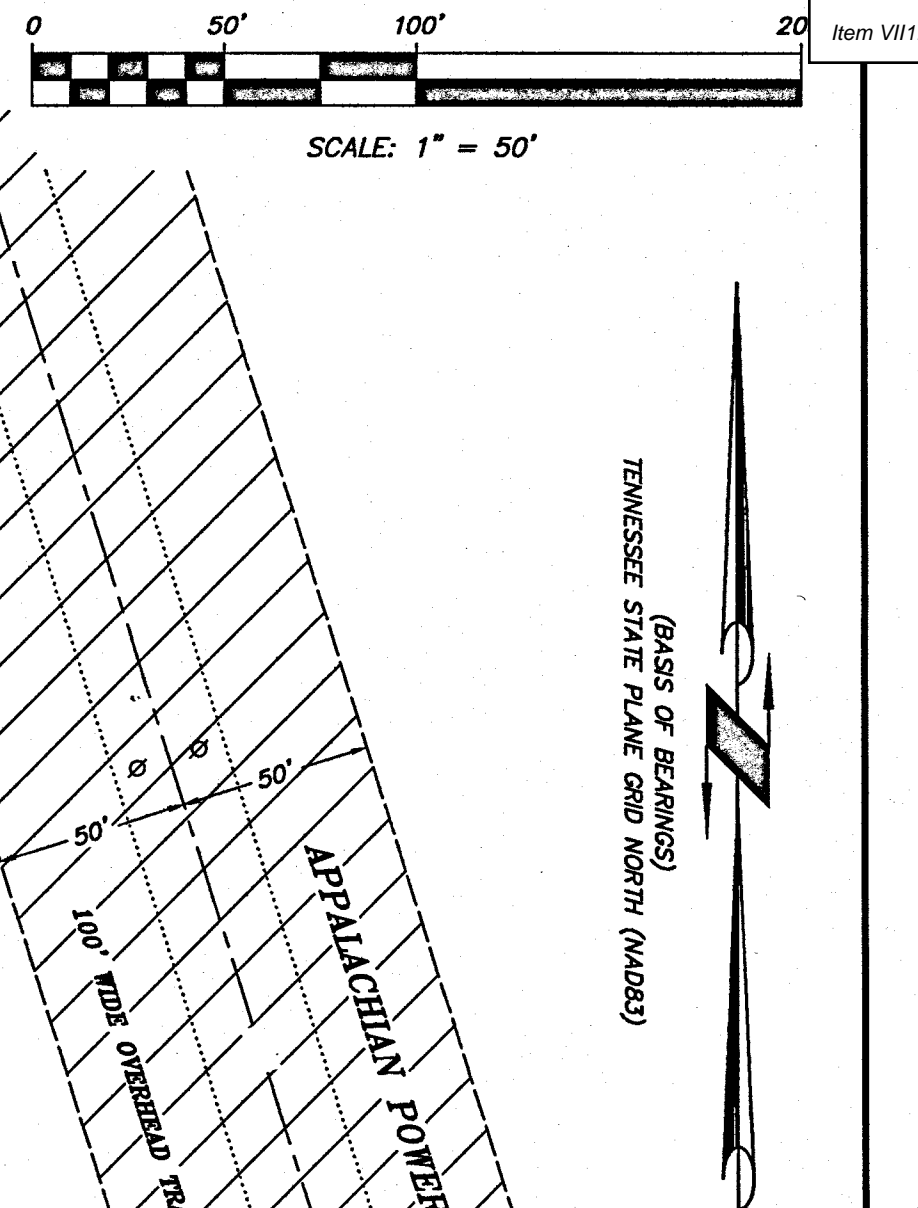


<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 8-7 20 25 DATE OWNER		<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 8-7 20 25 DATE TENNESSEE REGISTERED LAND SURVEYOR	
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. 8-7 20 25 DATE SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING		<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 8-6 20 25 DATE KINGSPORT AUTHORIZING AGENT	
<b>CERTIFICATION OF THE APPROVAL OF STREETS</b> I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION. 8-7 20 25 DATE COMMISSIONER OF HIGHWAYS AND/OR REPRESENTATIVE		<b>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</b> LOTS 23 & 24 WERE PREVIOUSLY APPROVED FOR A SUBSURFACE SEWAGE SYSTEM SERVING A MAXIMUM OF 3 BEDROOM. PER P.B. 51, PG. 765. 8-7 20 25 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION	
<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 8-7 20 25 DATE Slide A-1833 Sheena Tinsley, Register Sullivan County Rec #: 380027 Instrument #: 25014718 Rec'd: 15.00 Recorded State: 0.00 8/8/2025 at 12:31 PM Clerk: 0.00 In Plat Other: 2.00 P60 Total: 17.00 PGS 120-120			





**THE RETREAT AT HUNTS CROSSING**  
**PHASE 1C - LOTS 29 & 30**  
**13TH CIVIL DISTRICT**  
**SULLIVAN COUNTY, TENNESSEE**  
**JULY 25TH, 2025**



**LEGEND**

- IRON ROD OLD (FOUND)
- IRON ROD NEW (SET)
- (1/2" REBAR CAPPED "LARUE TN#3060")
- \*\* DESIGNATES A PROPERTY CORNER THAT FALLS ON AN ELECTRIC TRANSFORMER BOX.
- Ø UTILITY POLE
- O/H UTILITY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- EASEMENT MARGIN
- PAVED ROAD
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- ## LOT NUMBER
- ## ADDRESS

Slide A-1832

Sheena Tinsley, Register  
Sullivan County  
Rec #: 379939 Instrument #: 25014600  
Rec'd: 15.00 Recorded  
State: 0.00 8/7/2025 at 8:03 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 116-116

**CERTIFICATE OF THE APPROVAL  
FOR 911-ADDRESSING ASSIGNMENT**

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

*Carson Capshaw* August 6, 2025  
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF  
911 ADDRESSING OR HIS/ HER AUTHORIZED  
REPRESENTATIVE

**CERTIFICATION OF THE APPROVAL OF  
STREETS AND STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS 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.

*John Smith* 8/6/25  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF THE APPROVAL  
OF STREET LIGHTING SYSTEM**

TRAFFIC ENGINEERING MANAGER

**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.

*Ms* 6 AUG 2025  
KINGSPORT AUTHORIZING AGENT

**CERTIFICATION OF THE APPROVAL OF  
WATER SYSTEMS**

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

*Ms* 6 AUG 2025  
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) 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.

*Andrew S. Hef* 8/5/25  
OWNER(S)

**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.

*Ms* 8/6/2025  
SECRETARY: KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

**THE RETREAT AT HUNTS CROSSING PHASE 1C  
LOTS 29 & 30**

**CITY OF KINGSPORT PLANNING COMMISSION**

TOTAL ACRES 0.358 Ac. TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

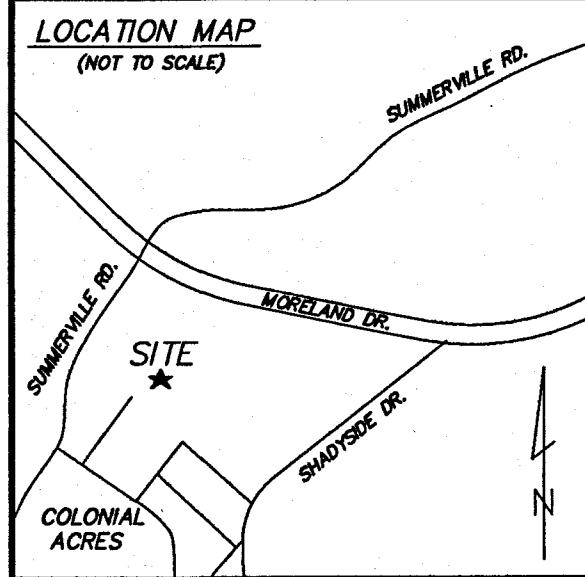
OWNER HUNT, HUNT, BARKER, & REYES PART. CIVIL DISTRICT 13TH

SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000

SCALE: 1" = 50'

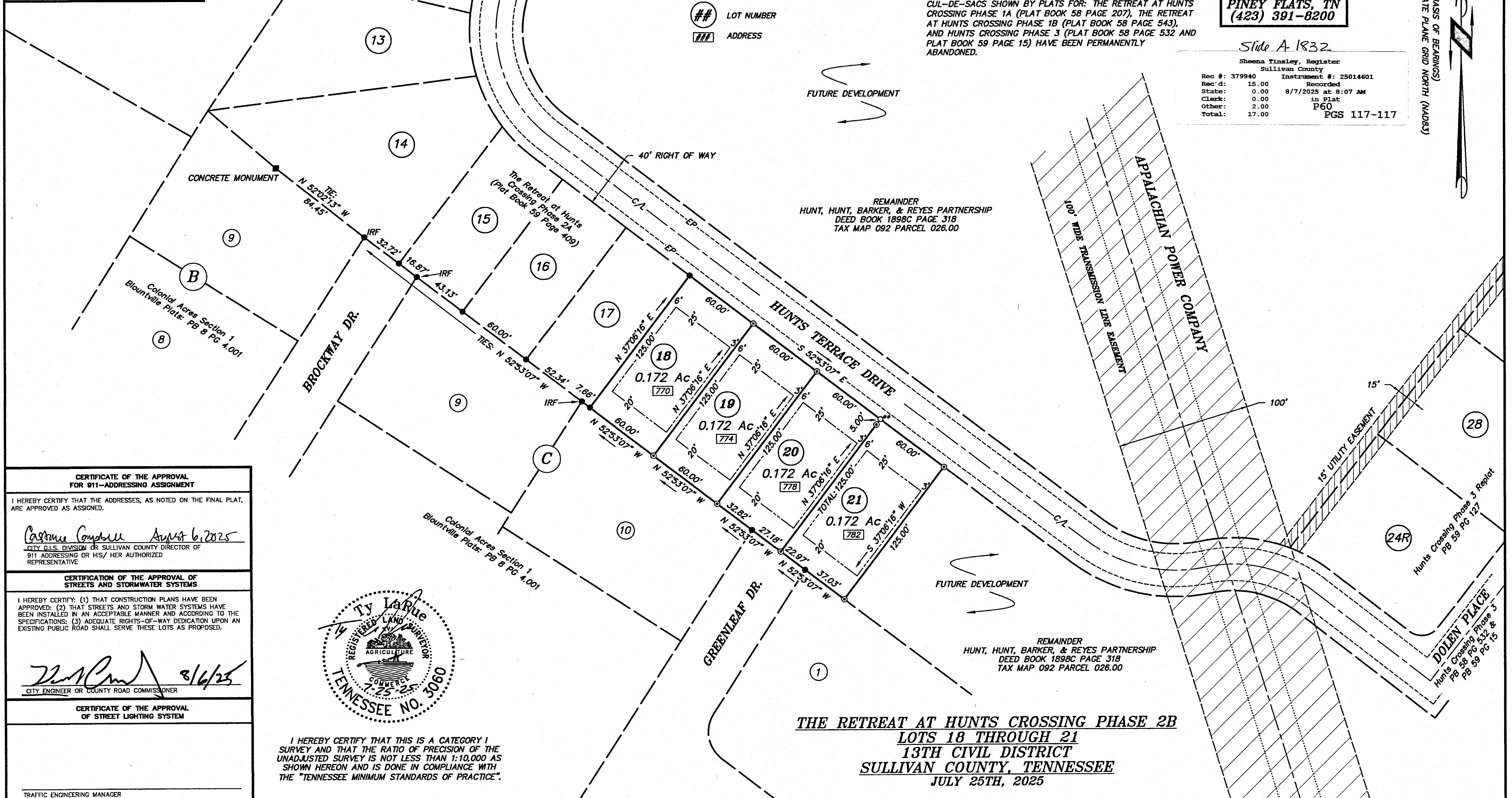
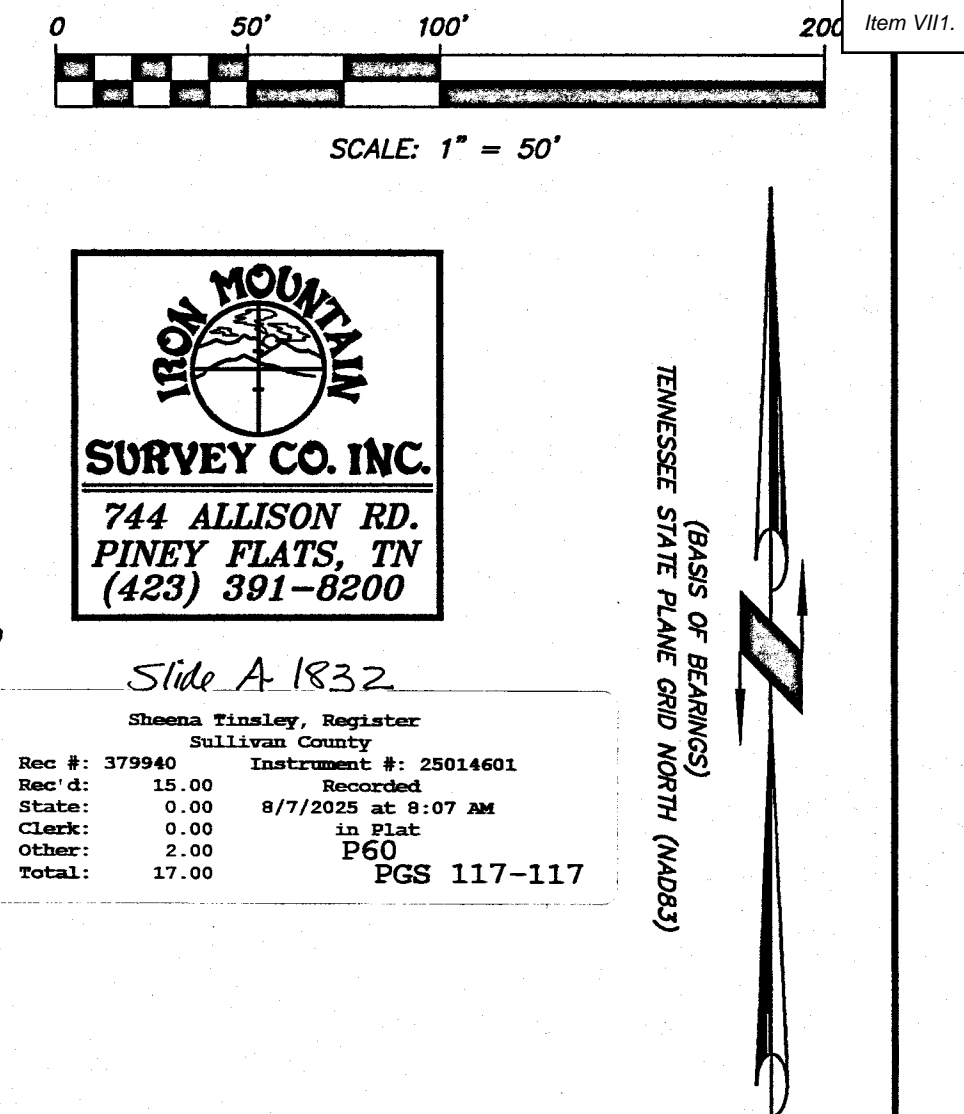
© COPYRIGHT I.M.S.C.I. 2025

C-20174-1C 75



- LEGEND**
- IRON ROD OLD (FOUND)
  - IRON ROD NEW (SET)
  - (1/2" REBAR CAPPED "LARUE TN#3060")
  - CONCRETE MONUMENT
  - \*\* DESIGNATES A PROPERTY CORNER THAT FALLS ON A UTILITY BOX.
  - O/A UTILITY LINE
  - CENTERLINE (C/L)
  - BUILDING SETBACK
  - EASEMENT MARGIN
  - PAVED ROAD
  - BOUNDARY LINE (SURVEYED)
  - ADJOINER LINE - R/W MARGIN (NOT SURVEYED UNLESS NOTED)
  - PB PLAT BOOK
  - PG PAGE
  - R/W RIGHT OF WAY
  - EP EDGE OF PAVEMENT
  - ## LOT NUMBER
  - ### ADDRESS

- SURVEY NOTES**
1. TITLE REFERENCE: THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
  2. THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
  3. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
  4. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
  5. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
  6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  7. BUILDING SETBACKS: FRONT: 25' REAR: 20' SIDES: 3' AND 6' (SEE PLAT)
  8. TEMPORARY 65' RADIUS RIGHT OF WAYS FOR TEMPORARY CUL-DE-SACS SHOWN BY PLATS FOR: THE RETREAT AT HUNTS CROSSING PHASE 1A (PLAT BOOK 58 PAGE 207), THE RETREAT AT HUNTS CROSSING PHASE 1B (PLAT BOOK 58 PAGE 543), AND HUNTS CROSSING PHASE 3 (PLAT BOOK 58 PAGE 532 AND PLAT BOOK 59 PAGE 15) HAVE BEEN PERMANENTLY ABANDONED.



**CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**

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

*Castine Campbell* August 6, 2025  
CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

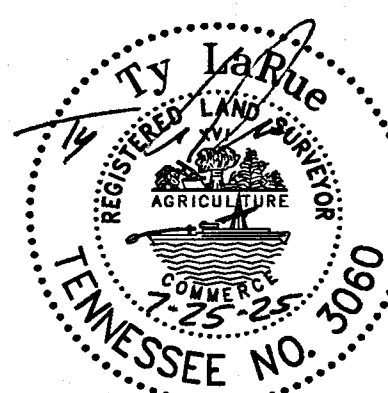
**CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS 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.

*[Signature]* 8/6/25  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM**

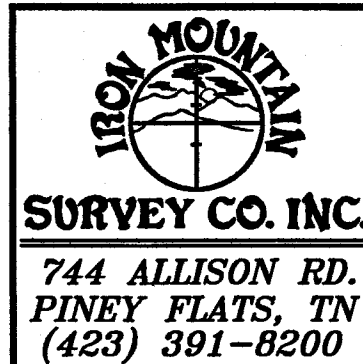
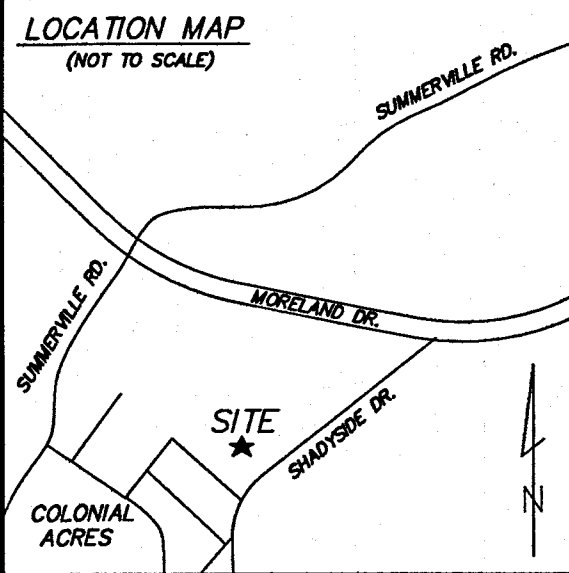
TRAFFIC ENGINEERING MANAGER



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

<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS</b> 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> 6 AUG 2025 KINGSPORT AUTHORIZING AGENT	<b>CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS</b> 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. <i>[Signature]</i> 6 AUG 2025 AUTHORIZING AGENT	<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. <i>Adrian D. H.</i> 8/5/25 OWNER(S)	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. <i>Ty LaRue</i> 7-25-25 TENNESSEE REGISTERED LAND SURVEYOR #3060	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>[Signature]</i> 8/6/2025 SECRETARY, KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION	<b>THE RETREAT AT HUNTS CROSSING PHASE 2B LOTS 18 THROUGH 21</b> <b>CITY OF KINGSPORT PLANNING COMMISSION</b> TOTAL ACRES 0.688 Ac. TOTAL LOTS 4 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER HUNT, HUNT, BARKER, & REYES PART. CIVIL DISTRICT 13TH SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000 SCALE: 1" = 50'
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**\*\*15' SANITARY SEWER & PUBLIC UTILITY EASEMENT NOTE\*\***  
(AS NOTED ON PREVIOUS PLATS FOR HUNTS CROSSING PHASE 2)  
-NOTHING EXCEPT GRASS SHALL BE PLACED OR GROWN ON THE UTILITY EASEMENT ALONG THE REAR OF ALL LOTS WITHOUT THE WRITTEN CONSENT OF THE JOHNSON CITY POWER BOARD OR IT'S SUCCESSOR. THIS INCLUDES TREES, FENCING, OR ANY PERMANENT STRUCTURES THAT WOULD PREVENT THE POWER COMPANY FROM ACCESSING THIS RIGHT OF WAY TO MAINTAIN OR REPAIR THEIR EQUIPMENT-

Slide A-1832

Sheena Tinsley, Register  
Sullivan County  
Rec #: 379941 Instrument #: 25014602  
Rec'd: 15.00 Recorded  
State: 0.00 8/7/2025 at 8:12 AM  
Clock: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 118-118

**LEGEND**

- IRON ROD OLD
- IRON ROD NEW
- (1/2" REBAR CAPPED "LARUE TN#3060")
- UTILITY POLE
- SEWER MANHOLE
- O/H UTILITY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- EASEMENT MARGIN
- PAVED ROAD
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- ## LOT NUMBER
- ## ADDRESS

**SURVEY NOTES**

- TITLE REFERENCE: THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
- THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
- SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
- DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
- PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BUILDING SETBACKS: FRONT: 20' REAR: 20' SIDES: 3' AND 6' (SEE PLAT)

**CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**

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

*Cashmere Campbell* August 6, 2025  
CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/ HER AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS**

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

*David Chan* 8/6/25  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM**

TRAFFIC ENGINEERING MANAGER

**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.

*My* 6 AUG 2025  
KINGSPORT AUTHORIZING AGENT

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**

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

*My* 6 AUG 2025  
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) 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.

*Robert J. Hart* 8/5/25  
OWNER(S)

**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. I FURTHER CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

*Ty LaRue* 7-25-25  
TENNESSEE REGISTERED LAND SURVEYOR #3060

**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.

SECRETARY: KINGSPORT MUNICIPAL/ REGIONAL PLANNING COMMISSION

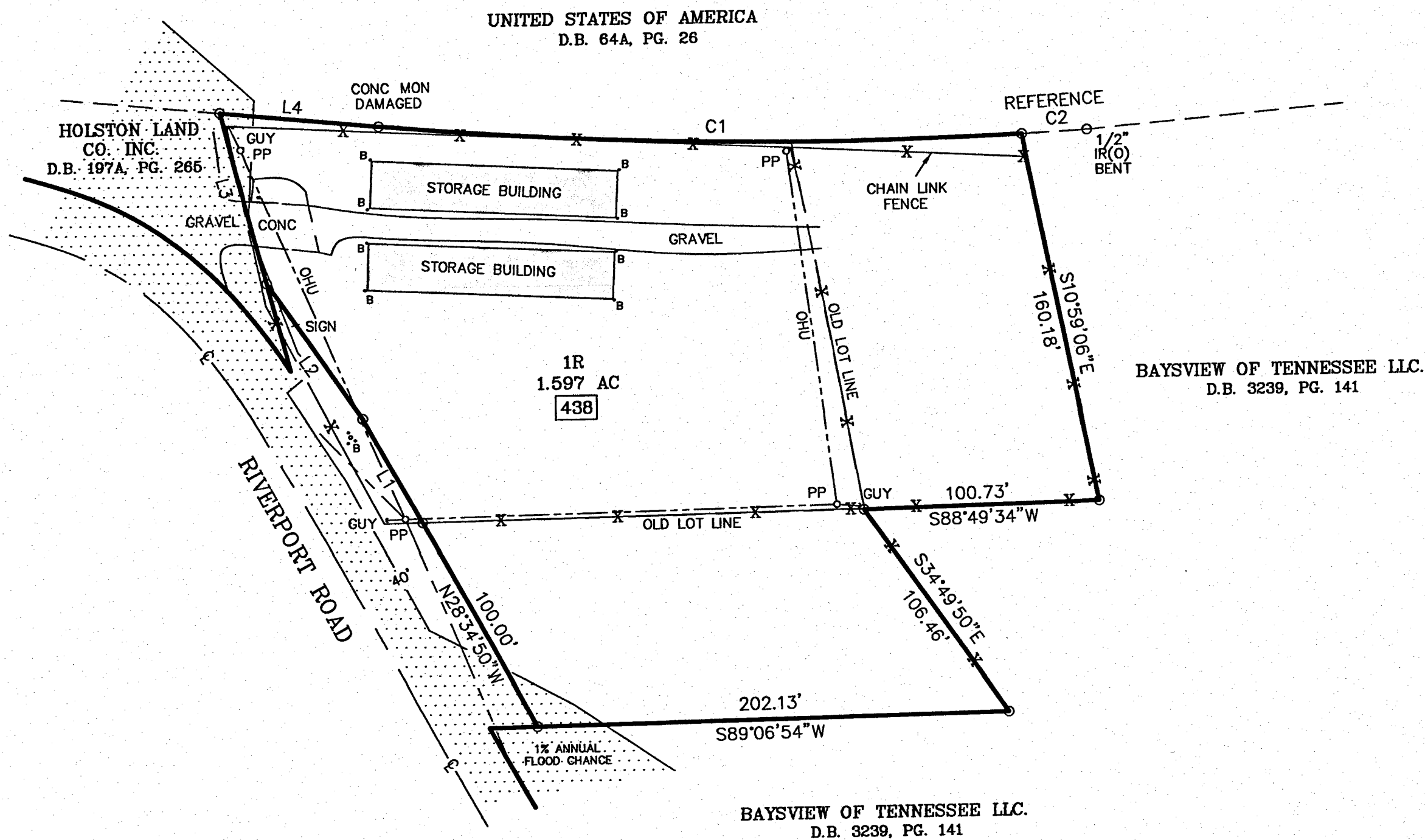
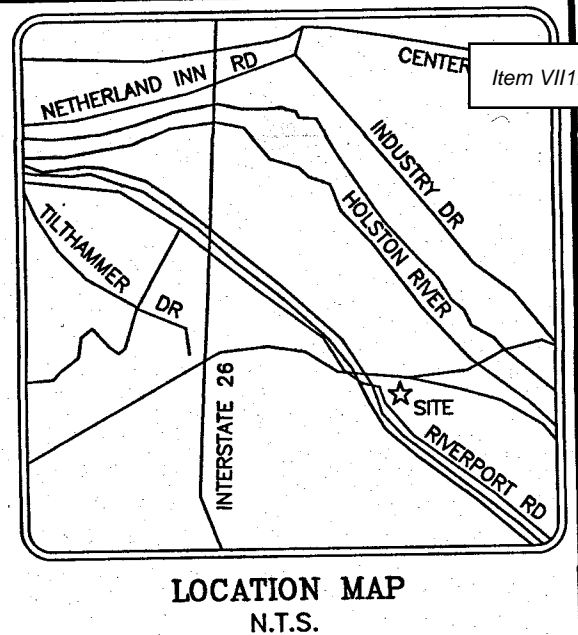
**HUNTS CROSSING PHASE 3 - LOTS 35, 37, & 39**

**CITY OF KINGSPORT PLANNING COMMISSION**

TOTAL ACRES 0.658 Ac. TOTAL LOTS 3  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
OWNER HUNT, HUNT, BARKER, & REYES PART. CIVIL DISTRICT 13TH  
SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000  
SCALE: 1" = 50'

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C-201 77



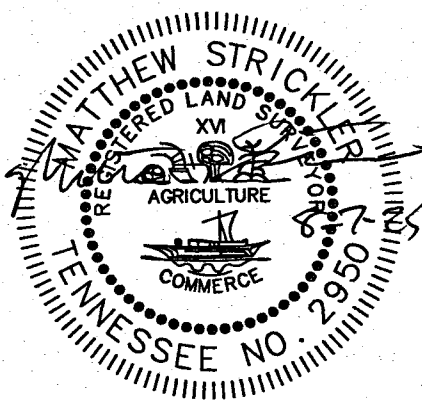
LEGEND

CONC MON IR(0) D.B. PG. AC. N.T.S. PP OHU G 123

CONCRETE MONUMENT IRON ROD, OLD DEED BOOK PAGE ACRES NOT TO SCALE POWER POLE OVERHEAD CENTERLINE 911 ADDRESS

LINE	BEARING	DISTANCE
L1	N29°18'11\"W	51.15'
L2	N34°39'06\"W	70.67'
L3	N14°25'06\"W	75.60'
L4	S84°31'06\"E	68.05'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.08'	275.95'	S88°27'02\"E	275.73'
C2	2010.08'	27.76'	N87°13'16\"E	27.76'



Slide A-1833

Sheena Tinsley, Register  
Sullivan County  
Rec #: 380029 Instrument #: 25014720  
Rec'd: 15.00 Recorded  
State: 0.00 8/8/2025 at 12:34 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 121-121

NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE 4100. GPS POSITIONAL DATA WAS OBSERVED ON JULY 15, 2025 UTILIZING TRIMBLE R780I RECEIVERS GEOD18.
- PROPERTY IS ZONED M-2
- SETBACKS TO CONFORM TO CURRENT 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 HAZARD AREA AS SHOWN.
- JOB NO. 25-13936
- ACAD FILE 25-13936 DENTON.DWG
- FIELD INFORMATION ELECTRONICALLY COLLECTED
- TAX MAP 060, PARCEL 003.11 & PART OF PARCEL 003.10
- DEED REFERENCE: D.B. 3239, PG. 141
- PRIOR PLAT REFERENCE: P.B. 50, PG. 730
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- THERE ARE ±6.8 ACRES REMAINING IN TAX MAP 060, PARCEL 003.10.

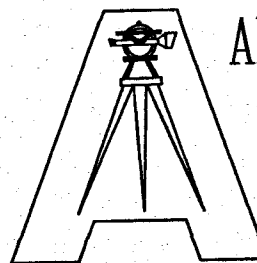
RESUBDIVISION OF LOT 1

VICARS LOTS-RIVERPORT ROAD

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.597	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	BAYSVIEW OF TENNESSEE LLC	CIVIL DISTRICT	12TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=50'	50 25 0 50 100		

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I 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.  OWNER: <i>[Signature]</i> DATE: 8/1/25	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> 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.  TRAFFIC ENGINEERING MANAGER: _____ 20	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  6-7 20 25 REGISTERED SURVEYOR: <i>[Signature]</i>
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.  CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <i>[Signature]</i> 20 25	<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  KINGSPORT AUTHORIZING AGENT: <i>[Signature]</i> 8-8 20 25	<b>CERTIFICATE OF APPROVAL OF STREETS</b> I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.  CITY ENGINEER: _____ 20



ALLEY & ASSOCIATES, INC.

o SURVEYORS o

422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
E-MAIL: mstrickler@alleyassociates.com

<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b> 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.  8-8 20 25 KINGSPORT AUTHORIZING AGENT: <i>[Signature]</i>	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  8/1/25 20 25 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <i>[Signature]</i>
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