



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, February 19, 2026 at 5:30 PM
City Hall, 415 Broad Street, Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the January 12, 2026 Work Session Minutes
2. Approval of the January 15, 2026 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. Saint Andrews Garth Ph2 Lots 11-18 and 29-35 Surety Bond Extension (PD24-0114). The Commission is requested to release the Surety Bond for Saint Andrews Garth Phase 2 Lots 11-18 and 29-35. (Pyatte)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

Amended
(02/19/2026)

- [1.](#) Eastern Star Rezoning (REZONE26-0003). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1R to R-3. (McMurray)

- [2.](#) The Commission is requested to review a petition to reconsider the Fairview Avenue rezoning proposal based on changes to the zoning development plan.(McMurray)

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, January 12, 2026 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Gary Mayes, Anne Greenfield, Jason Snapp, Candice Hilton, Curtis Montgomery, BJ Walsh, Chip Millican

Members Absent: none

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 December 15, 2025 Work Session Minutes
2. Approval of the December 18, 2025 Regular Meeting Minutes

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

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Bancroft Chapel Rezoning (REZONE25-0308). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1 to PD. Staff identified the location of the site on the vicinity map. Staff stated that the site is 25.712 acres in size. Staff stated that the applicant desires to rezone the property for the purpose of building a single family development. Staff further stated that no calls had been received on the matter. Staff stated that the surrounding residential zones to the north and east would benefit from the change to residential use for this site. No official action was taken.
2. Memorial Boulevard Rezoning (REZONE25-0309). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-3 to PD. Staff stated that the size of the rezoning site is 5.25 acres. Staff stated that the rezoning site abuts a previously PD-rezoned site that will make up the entire development. Staff noted that the entrance to the Dollar General site will serve as one of the entrances to the proposed residential development. No official action was taken.
3. Whispering Hills Dr. County Rezoning (REZONE25-0314). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from County R-1 to County B-4. Staff drew attention to the vicinity map of the rezoning site, adjacent to S. Wilcox Drive. Staff stated that the site is 1.8 acres in size. Staff noted that the applicant intends to hold commercial outdoor recreation. Staff noted that the commercial rezoning proposal matches the use in both the city and county land use plans. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, January 15, 2026 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Gary Mayes, Anne Greenfield, Candice Hilton, Curtis Montgomery, BJ Walsh, Chip Millican

Members Absent: Jason Snapp, Tim Lorimer

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

Visitors: Chris Alley, Bianca Dougherty, Tim Dougherty, Clay Schaffer, Kenneth Cooke

II. APPROVAL OF THE AGENDA

A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the agenda. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the December 15, 2025 Work Session Minutes
2. Approval of the December 18, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Anne Greenfield, seconded by Gary Mayes, to approve both sets of minutes as presented. The motion passed unanimously, 7-0.

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. Bancroft Chapel Rezoning (REZONE25-0308). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1 to PD. Staff identified the location of the site on the vicinity map. Staff stated that the site is 25.712 acres in size. Staff stated that the applicant desires to rezone the property for the purpose of building a single family development. Staff further stated that no calls had been received on the matter. Staff stated that the surrounding residential zones to the north and east would benefit from the change to residential use for this site and be more compatible with new residential development in the area. No one spoke during the public comment portion of the item. A motion was made by Chip Millican, seconded by Curtis Montgomery, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning effort. The motion passed unanimously, 7-0.
2. Memorial Boulevard Rezoning (REZONE25-0309). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-3 to PD. Staff stated that the size of the rezoning site is 5.25 acres. Staff stated that the rezoning site abuts a previously PD-rezoned site that will make up the entire development. Staff noted that the entrance to the Dollar General site will serve as one of the entrances to the proposed residential development. Staff noted that the initial PD rezoning for the site happened years ago and that this rezoning added more PD zone along Memorial Boulevard. No one spoke during the public comment portion of this item. A motion was made by Anne Greenfield, seconded by Candice Hilton, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning effort. The motion passed unanimously, 7-0.
3. Whispering Hills Dr. County Rezoning (REZONE25-0314). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from County R-1 to County B-4. Staff drew attention to the vicinity map of the rezoning site, adjacent to S. Wilcox Drive. Staff stated that the site is 1.8 acres in size. Staff noted that the after discussion with Sullivan County Planning, that a shooting range could not be installed at the site in a B-4 zone. Staff noted that the commercial rezoning proposal matches the use in both the city and county land use plans. During public comment, the owner of the property,

Mr. Cooke, addressed the Commission. Mr. Cooke stated that with a successful rezoning he hopes to place a greenhouse on the property for his personal use. A motion was made by Gary Mayes, seconded by BJ Walsh to send a positive recommendation to the Sullivan County Commission in support of approving the rezoning effort. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes. No public comment was received.

IX. ADJOURN

The meeting adjourned at 6:05p.m.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: FEBRUARY 19TH, 2026

SUBJECT: SURETY BOND FOR SAINT ANDREWS GARTH PHASE 2 LOTS 11-18, 29-35

FILE NUMBER: PD24-0114

The City Engineering Department has calculated an estimate to cover the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Saint Andrews Garth Phase 2 Lots 11-18, and 29-35. The estimate is for the amount \$3,334.23. The remaining improvements is the completion of sidewalk.

The Surety Bond will have an approval expiration date of February 19th, 2027. The Surety Bond states that the improvements will be completed on or before the Surety Date, which is set to November 19th, 2026.

Staff Recommends extension of the Surety Bond approval in the amount of \$3,334.28 as calculated by the City Engineering Division, to cover all remaining improvements for Saint Andrews Garth Phase 2 Lots 11-18, and 29-35.

**BOND ESTIMATE (REDUCTION)
St. Andrews Garth Ph. 2**

Item IV1.

FILE NO. 2021-D32

February 10, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
1	80	S.F.	6" Sidewalk, 5' Wide - Driveway Crossings w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 1,600.00
2	105	S.F.	4" Sidewalk, 5' Wide w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 1,312.50
				SUBTOTAL	\$ 2,912.50
			CONTINGENCIES (6%)		\$ 174.75
					\$ 3,087.25
			CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)		\$ 246.98
				TOTAL	\$ 3,334.23

February 10, 2026

Date



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



COPYRIGHT ALLEY & ASSOCIATES, INC. 2024
 THE MAP CAN NOT BE USED FOR ANY OTHER PURPOSE THAN IS IN INTEREST ON THE DATE

LOT	ACRES
#11	0.130 AC.
#12	0.098 AC.
#13	0.103 AC.
#14	0.110 AC.
#15	0.126 AC.
#16	0.136 AC.
#17	0.112 AC.
#18	0.111 AC.
#29	0.160 AC.
#30	0.166 AC.
#31	0.184 AC.
#32	0.166 AC.
#33	0.148 AC.
#34	0.134 AC.
#35	0.168 AC.

LINE	BEARING	DISTANCE
1	S36°47'16"E	54.12
2	S50°43'06"E	80.74
3	S50°43'06"E	85.96
4	S50°43'06"E	90.80
5	S50°50'00"E	96.45
6	N69°04'24"W	95.03

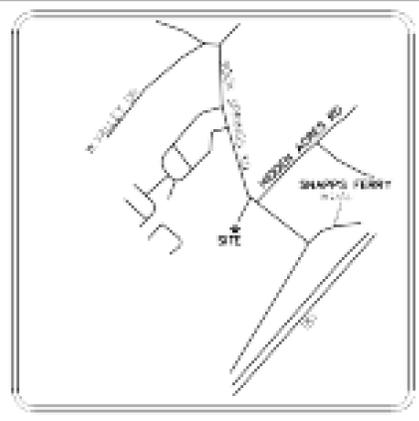
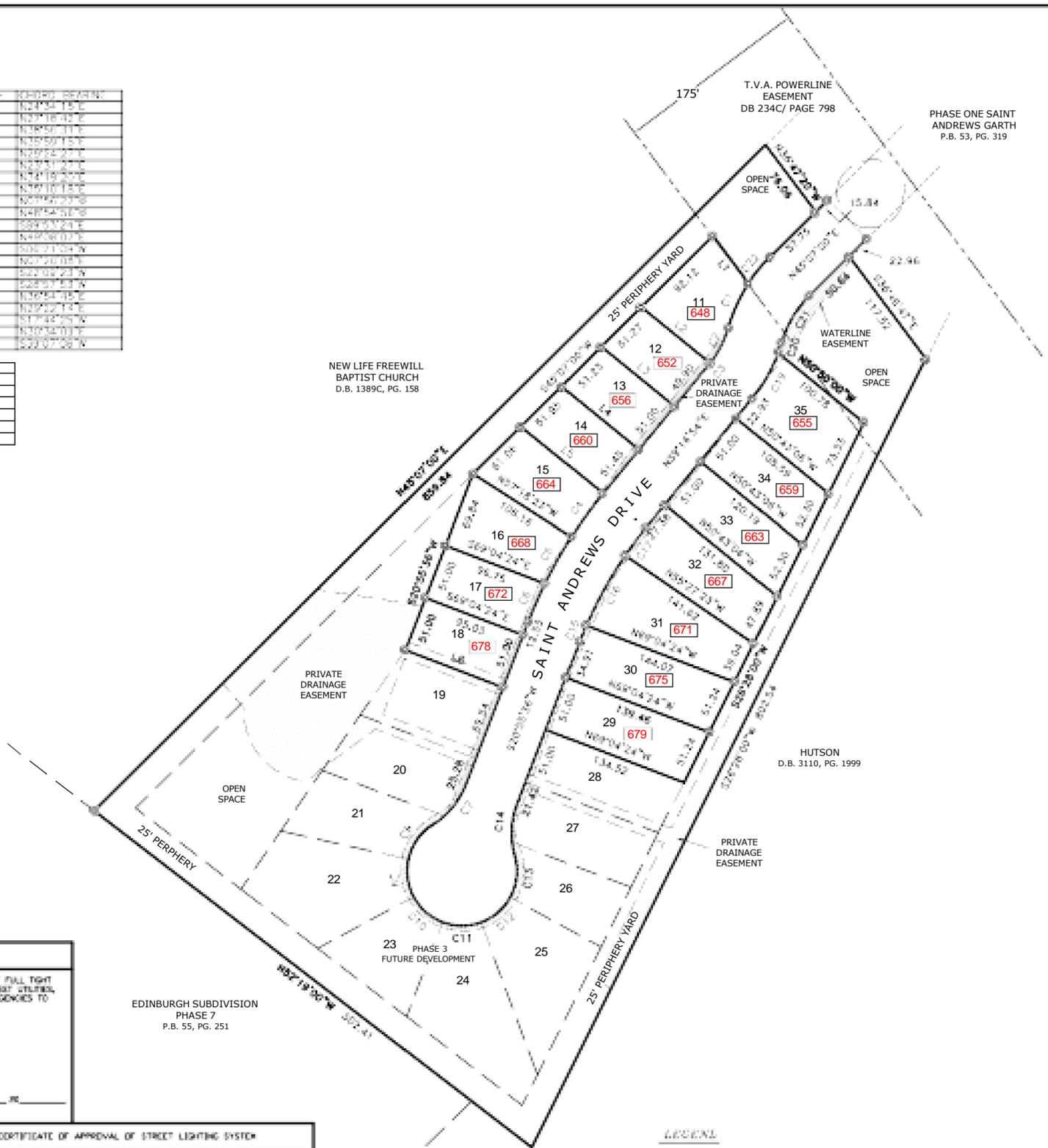
DENSITY CALCULATIONS

TOTAL ACRES: 6.947
 OPEN SPACE: 2.247 AC (32.3%)
 NEW ROAD ACRES: 0.932 AC

PHASE 2: ACRES/LOTS: 2.052/15 (13.7%)
 FUTURE PHASE 3: ACRES/LOTS: 1.114/10 (17.1%)

NOTES

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED PL
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163002300 EFFECTIVE DATE SEPTEMBER 25, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 19-11502
- 5) ACDL FILE 19-11502 IS DESIGN (S.A.C.)/DRG
- 6) PERIMETER BOUNDARY TAKEN FROM REFERENCED DEED
- 7) TAX MAP 119 PARCEL 15.2L
- 8) DEED REFERENCE: U.B. 3310, PG. 1690
- 9) PLAT REFERENCE: P.B. 55, PG. 319
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATE OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.



LOCATION MAP N.T.S.



SEE NOTE 1.

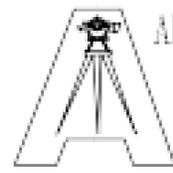
CERTIFICATE OF APPROVAL OF STREETS	GOVERNMENT AND UTILITY ACCESS
I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, OR ADEQUATE RIGHTS-OF-WAY DESIGNATION UPON AN EXISTING PUBLIC ROAD SHALL DRIVE THESE LOTS AS PROVIDED	THE OWNERS OF 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.
_____/_____/_____ CITY ENGINEER	_____/_____/_____ OWNER

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN	I 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	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.
_____/_____/_____ KINGSPORT AUTHORIZING AGENT	_____/_____/_____ KINGSPORT AUTHORIZING AGENT	_____/_____/_____ TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL FOR YU ADDRESSING	CERTIFICATE OF ACCURACY	MAINTENANCE OF COMMON OPEN SPACE	CERTIFICATE OF OWNERSHIP AND DESIGNATION	CERTIFICATE OF APPROVAL FOR RECORDS
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ACCURATE	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 REQUIREMENTS HAVE BEEN PLACED AS SHOWN HEREON	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 THE PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DESIGNATED 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. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DESIGNATED TO PUBLIC USE WITHOUT COMPENSATION.	I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FULL CONSENT, ESTABLISH THE NECESSARY BOUNDARY LINES, AND DESIGNATE ALL STREETS, ALLEYS, WALLS, FENCES, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS 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 RESULTS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE KINGSBORN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAVE BEEN POSTED WITH THE KINGSBORN REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
_____/_____/_____ CITY AND DIVISION DIRECTOR OF YU ADDRESSING	_____/_____/_____ REGISTERED SURVEYOR	_____/_____/_____ OWNER	_____/_____/_____ OWNER	_____/_____/_____ CITY ENGINEER

EDINBURGH SUBDIVISION PHASE 7
 P.B. 55, PG. 251

LEGEND
 AC ACRES
 P.B. PLAT BOOK
 D.B. DEED BOOK
 FC FENCE
 [625] SITE ADDRESS
 N.T.S. NOT TO SCALE



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 45 S. ARBET STREET
 KINGSBORN, TENNESSEE 37088
 TELEPHONE (423) 362-8000
 E-MAIL: bauren@mail@psnet.com

FINAL PLAT

SAINT ANDREWS GARTH PH. 2, LOTS 11-18, 29-35			
KINGSBORN REGIONAL PLANNING COMMISSION			
TOTAL ACRES	6.947	TOTAL LOTS	15
ADDED NEW ROAD	0.932	MILES NEW ROAD	0.14
OWNER - USED SURETY		CIVIL DISTRICT	1.01
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE CHECK	11/15/2024
SCALE 1"=40'			

INCREASE PENALTY RIDER

BOND AMOUNT \$70,824.50 BOND NO. 9473403

To be attached and form a part of Bond No. 9473403 dated the 24th Day of January, 2025, executed by Fidelity and Deposit Company of Maryland as surety, on behalf of DR Horton, Inc. as current principal of record, and in favor of City Of Kingsport, TN, as Obligee for Saint Andrew's Garth Ph. 2 - sidewalks, and in the amount of Seventy Thousand Eight Hundred Twenty Four Dollars and 50/100 (\$70,824.50).

In consideration of the agreed premium charged for this bond, it is understood and agreed that Fidelity and Deposit Company of Maryland hereby consents that effective from the 24th Day of January, 2025, said bond shall be amended as follows:

THE BOND PENALTY SHALL BE INCREASED:

FROM: Seventy Thousand Eight Hundred Twenty Four Dollars and 50/100 (\$70,824.50)

TO: Seventy Thousand Eight Hundred Thirty Four Dollars and 50/100 (\$70,834.50)

The INCREASE of said bond penalty shall be effective as of the 24th Day of January, 2025, and does hereby agree that the continuity of protection under said bond subject to changes in penalty shall not be impaired hereby, provided that the aggregate liability of the above mentioned bond shall not exceed the amount of liability assumed by it at the time the act and/or acts of default were committed and in no event shall such liability be cumulative.

Signed, sealed and dated this 6th Day of February, 2025



DR Horton, Inc.
PRINCIPAL

BY [Signature]

Fidelity and Deposit Company of Maryland
SURETY

BY [Signature]
Noah William Pierce, ATTORNEY-IN-FACT

THE ABOVE BOND IS HEREBY AGREED TO AND ACCEPTED BY:

City Of Kingsport, TN
OBLIGEE

BY [Signature]
TITLE

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

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025



Authenticity of this bond can be confirmed at 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 6th day of February, 2025.



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
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

PROPERTY INFORMATION

ADDRESS	Parcel 002.20
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	M-1R (Light Manufacturing Restricted District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site 1.26 acres +/-
EXISTING USE	single family
PROPOSED USE	single family

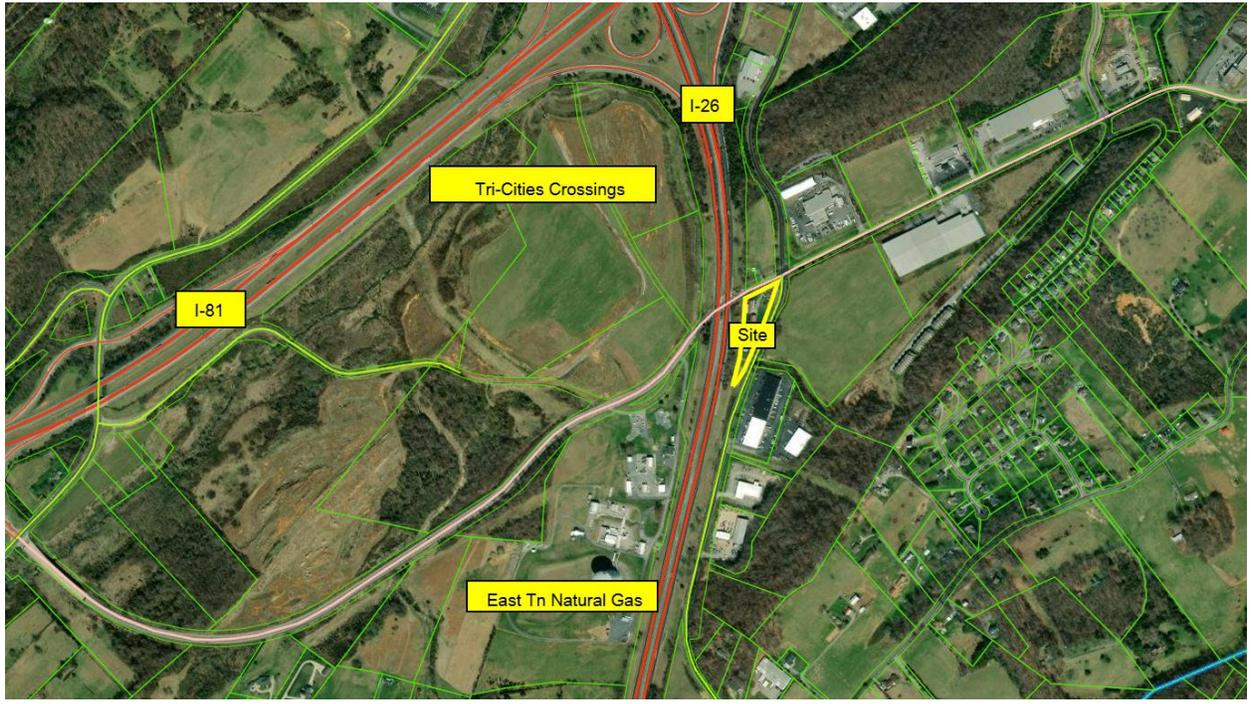
PETITIONER

ADDRESS 695 Eastern Star Road, Kingsport, TN 37663

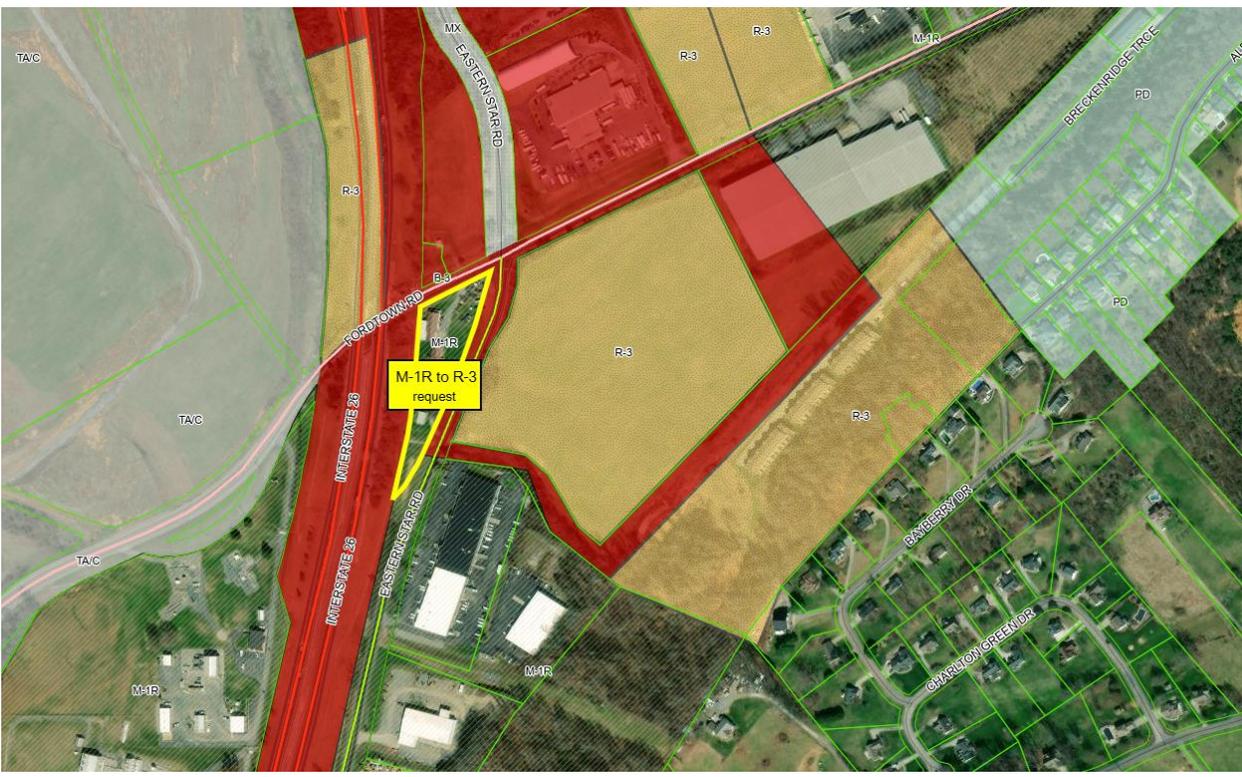
INTENT

To rezone from M-1R (Light Manufacturing Restricted District) to R-3 (Low Density Apartment District) to accommodate construction of a single family home.

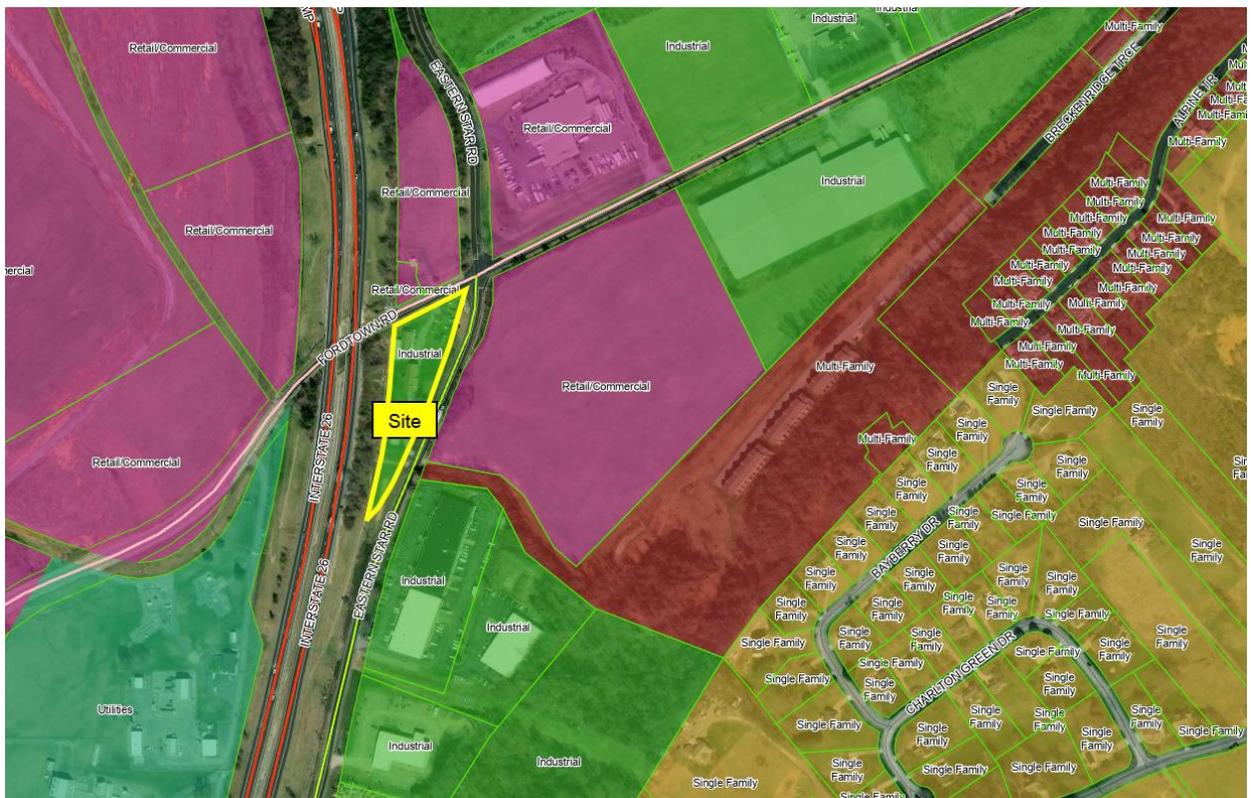
Vicinity Map



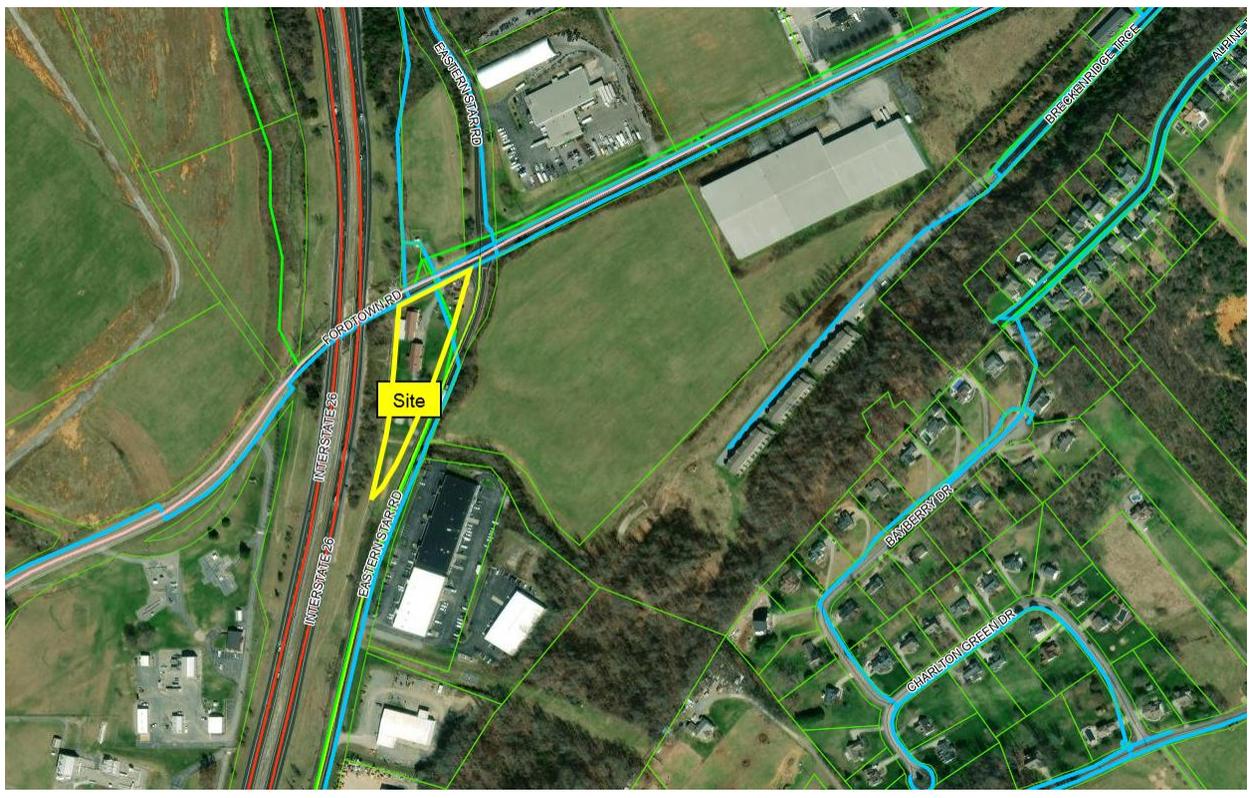
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Eastern Star Road Facing Site



View from Eastern Star Road Facing Site



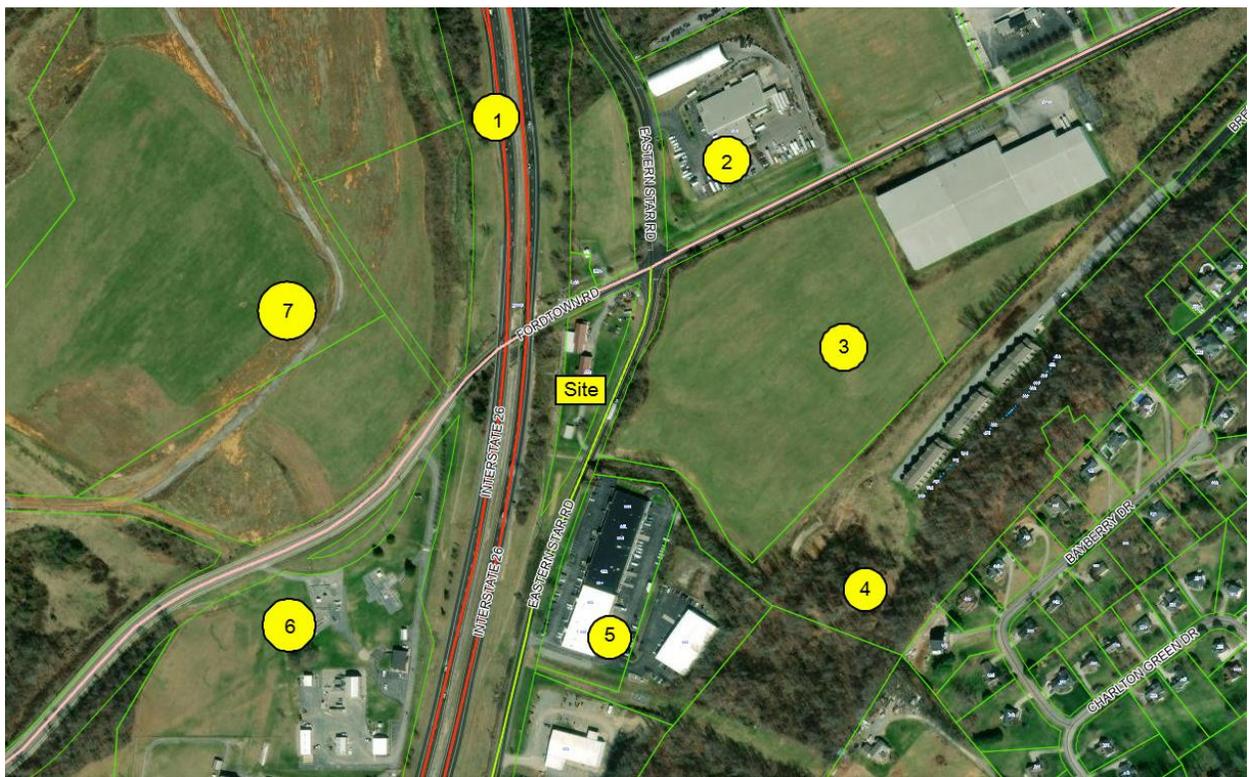
View from Site Facing Eastern Star Road



View from Site Facing Eastern Star



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0003

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-3</u> Use: commercial	
Northeast	2	<u>Zone: City B-3</u> Use: commercial	
East	3	<u>Zone: City R-3</u> Use: vacant	
Southeast	4	<u>Zone: City R-3</u> Use: multi-family	
South	5	<u>Zone: City M-1R</u> Use: commercial	
Southwest	6	<u>Zone: City M-1R</u> Use: commercial	
Northwest	7	<u>Zone: City TA/C</u> Use: vacant	

Standards of Review

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

- 1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed R-3 Low-Density Apartment District permits a use that is suitable given the surrounding commercial development pattern. A R-3 zone is compatible with the area and would function as a lower-intensity use that provides a transition from more intensive districts.
- 2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Rezoning from M-1R to R-3 reduces the potential for land-use conflicts by shifting the property from a manufacturing district to a lower-intensity use. The proposed single-family home is less intensive than uses permitted under the current zoning and should not negatively impact nearby commercial properties.
- 3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under the existing M-1R zoning; however, the proposed R-3 classification provides a transition in land-use intensity.
- 4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-3 rezoning does not conform to the Future Placetype Map designation of Manufacturing & Warehousing; however, the request represents a reduction in intensity and can serve as an appropriate transitional use between more intensive areas while supporting infill development.

Proposed use: single-family home

The Future Placetype Map recommends Manufacturing & Warehousing

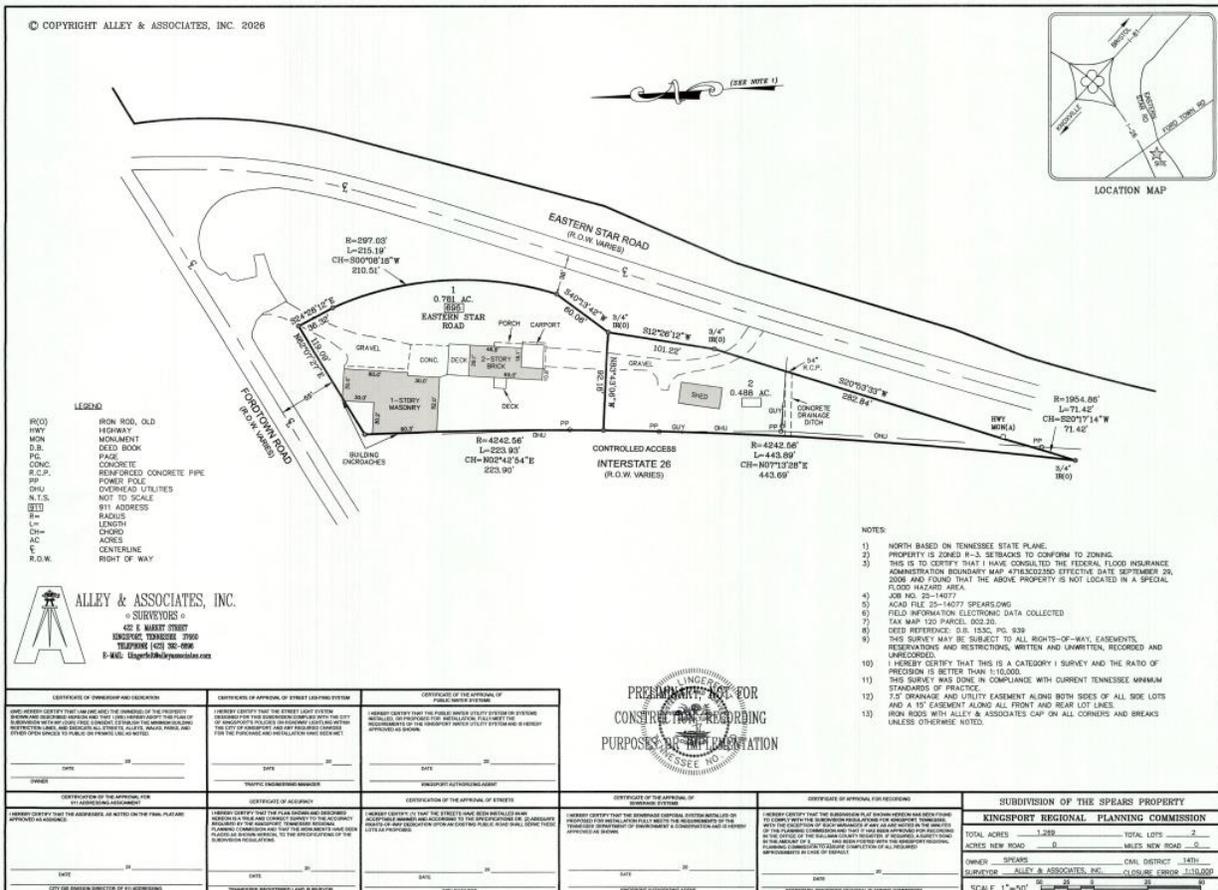
- 5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The presence of an existing single-family home on the property and the opportunity to create a lower-intensity transition from nearby commercial uses support rezoning the site from M-1R to R-3.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0003

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



CONCLUSION

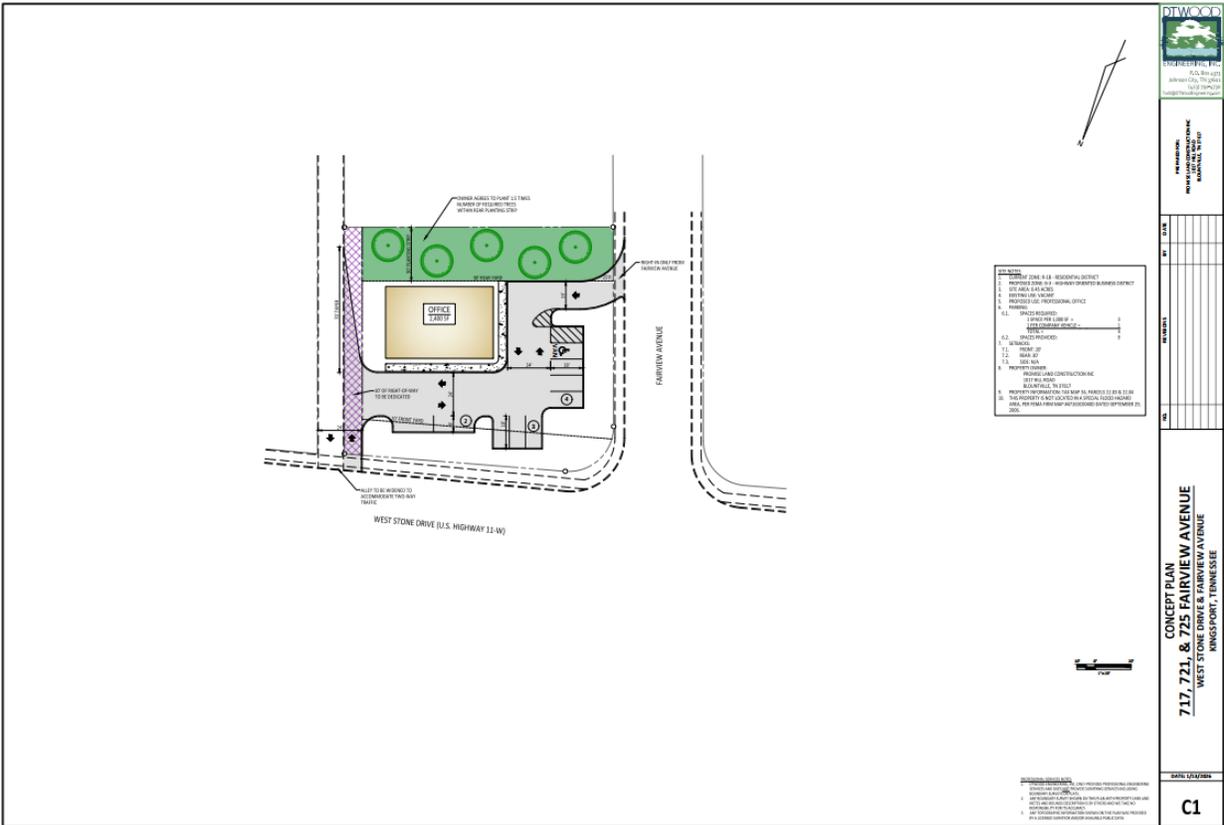
Staff recommends approval of the rezoning from M-1R to R-3 based on its role as an appropriate transition between commercial and industrial uses.

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on February 19, 2026

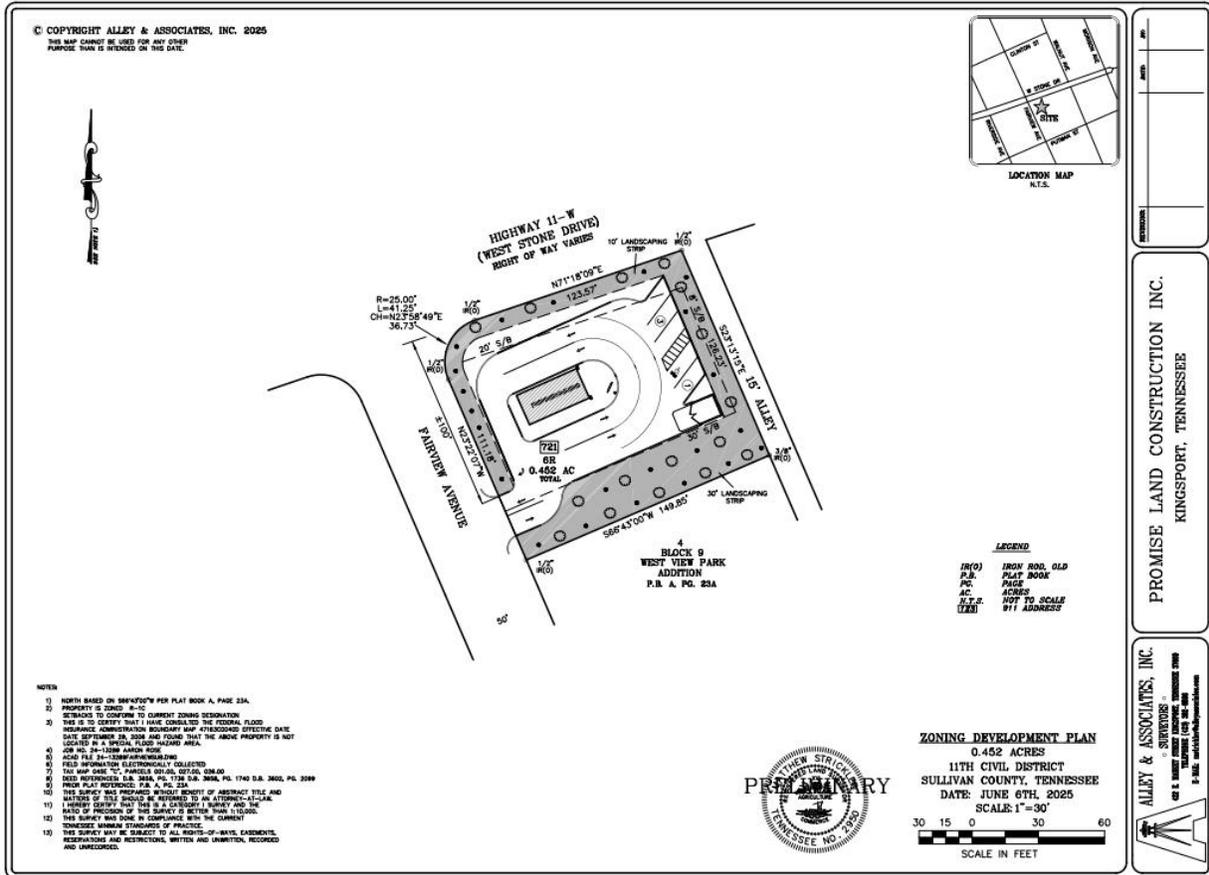
Petition to Reconsider Rezoning Application

Property Information			
Address		717, 721, 725 Fairview Avenue	
Tax Map, Group, Parcel		Tax Map 045E Group C Parcel(s) 001.00, 027.00, 026.00	
Civil District		11	
Overlay District		N/A	
Land Use Designation		Single-family	
Acres		Rezone Site .45 acres +/-	
Existing Use		Existing Zoning	R-1C
Proposed Use		Proposed Zoning	B-3
Owner /Applicant Information			
Name: John Rose Address: 1017 Hill Road City: Blountville State: TN		Zip Code: 37617 Intent: To request reconsideration of the Fairview Avenue rezoning proposal based on changes to the zoning development plan.	
Planning Department Summary			
<ul style="list-style-type: none"> The applicant has submitted a request for the Planning Commission to reconsider the previously reviewed rezoning application following a negative recommendation, citing updates to the zoning development plan. The Planning Commission originally heard the request at its September 2025 meeting, where the applicant sought to rezone from R-1C to B-3. At that time, staff noted the surrounding properties were zoned R-1C and expressed concerns that the proposed B-3 district would be incompatible with nearby single-family uses and inconsistent with the 2030 Future Land Use Plan. In accordance with established procedures, the Commission may, at its discretion, determine whether the circumstances justify rehearing the case. The determination of whether to reconsider the rezoning request rests entirely with the Planning Commission. 			
Planner:	Jessica McMurray	Date:	February 10, 2026
Planning Commission Action		Meeting Date:	February 19, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Zoning Development Plan
 (a full size copy will be provided for the meeting)
Proposed for Reconsideration



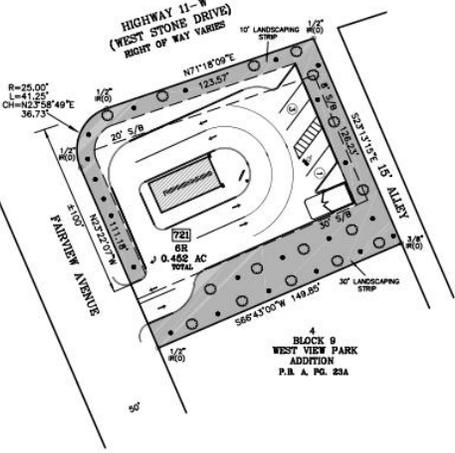
Zoning Development Plan
 (a full size copy will be provided for the meeting)
 Reviewed by Planning Commission September 2025



© COPYRIGHT ALLEY & ASSOCIATES, INC. 2025
 THIS MAP SHOULD BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THE DATE.



LOCATION MAP
N.T.S.



LEGEND
 (R/O) IRON ROD, OLD
 P.B. PLAT BOOK
 AC. PAGE
 AC. ACRES
 N.T.S. NOT TO SCALE
 (XX) 911 ADDRESS

- NOTES**
- 1) NORTH BASED ON SB64207W PER PLAT BOOK A, PAGE 23A.
 - 2) PROPERTY IS ZONED R-1-C.
 - 3) STRUCTURE TO CONFORM TO CURRENT ZONING DESIGNATION.
 - 4) THE S.D. COUNTY PLAT I HAVE CONSULTED THE FLOOD FLOOD INSURANCE ADMINISTRATION SURVEY MAP ATTACHED EFFECTIVE DATE DATE SEPTEMBER 28, 2008 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A FLOOD PRONE WATERS AREA.
 - 5) JOB NO. 24-1288 ARDAN ROAD.
 - 6) ACD 24-1288 ARDAN ROAD.
 - 7) FIELD INFORMATION ELECTRONICALLY COLLECTED.
 - 8) THE MAP DATE IS: PARALLEL SURVEY, 2024, 038.00.
 - 9) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 10) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 11) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 12) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 13) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 14) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 15) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 16) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 17) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 18) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 19) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.
 - 20) THE SURVEYOR'S REG. NO. IS: 1288 S.B. 3684, PG. 1740 S.B. 3680, PG. 2089.



ZONING DEVELOPMENT PLAN
 0.452 ACRES
 11TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 DATE: JUNE 6TH, 2025
 SCALE: 1"=30'
 30 15 0 30 60
 SCALE IN FEET

PROMISE LAND CONSTRUCTION INC.
 KINGSFORT, TENNESSEE

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 425 S. MARKET STREET, KINGSFORT, TENNESSEE 37603
 P. 423. 344. 2222

Promise Land Construction, Inc
1017 Hill Road
Blountville, TN 37617

Re: 717, 721& 725 Fairview Avenue Rezoning

To: Kingsport Regional Planning Commission

Thank you for taking the time to reconsider our rezoning request. After hearing input provided by staff and the Commission, DTWood Engineering (DTWE) was engaged to help come up with a plan that might work. Chris Alley with DTWE has provide and updated concept plan that includes in and out access on Stone Drive. He has communicated with TDOT, and this plan reflect their conversations. I would also propose the following and would memorialize in the property deed and bind future owners to these conditions:

1. Plant 1.5 times the trees that the buffer currently requires on the southern property boundary.
2. Agree to allow right turn only, into the property, for traffic traveling north on Fairview Avenue, a left turn entrance for traffic traveling south on Fairview Avenue would not be provided. The right turn only provision shall automatically be voided if an additional lot is added to the southern side of the property.

I am happy to provide additional information or answer any questions

Regards,



John Rose
Owner
Promise Land Construction, Inc.

PROCEDURES OF THE PLANNING COMMISSION

I. Special Meetings

All required data and/or plans submitted in proper order shall be in the hands of the Planning staff before the meeting is called.

Meetings will normally be called only in these circumstances:

- a. For the convenience of the Planning Commission.
- b. As a favor to developers or others with a pressing need where delay to the regular meeting would create undue hardship.
- c. When the Planning Commission has added requirements to a previously properly submitted request.

No special meeting will be held the week before the regular meeting except in very extreme circumstances.

II. Order of Business

The Order of Business of all meetings of members shall be determined by the presiding officer, unless otherwise determined by vote of a majority of the members present.

III. Establishment of Agenda

The Planning Manager shall present a tentative agenda to the Chairman of the Planning Commission consisting of:

- I. INTRODUCTION AND RECOGNITION OF VISITORS
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
- IV. CONSENT AGENDA - Consent items are those items brought before the Planning Commission which have been reviewed by the Planning Commission in previous meetings or work sessions.
- V. PUBLIC COMMENT
- VI. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS
- VII. REGULAR AGENDA
 - A. New Business
 - B. Committee Reports
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

After the Planning Manager has submitted a Tentative Agenda, at the conclusion of the Agenda Review Work Session the Chairman of the Commission shall set the agenda for the next regularly scheduled Commission meeting.

Subdivision considerations shall be placed on the Tentative Agenda subsequent

Procedures
Kingsport Regional Planning Commission

to all the necessary documentation/information being submitted to the Planning division prior to the first of the month in which the item is to be considered.

Zoning issues shall be placed on the Tentative Agenda provided all the necessary documentation/information has been provided to the Planning Division the 15th of the month preceding the Planning Commission meeting.

Any item that has received a negative vote or been previously denied by the Planning Commission will not be reconsidered by the Planning Commission within one year of denial action unless, in the opinion of the Planning Manager, the item has substantially changed. However, the owner, agent or representative shall have the privilege of petitioning the Planning Commission to appeal the Planning Manager's decision.

On all agenda items other than those on the Consent Agenda, the owner, agent, or representative must attend the Planning Commission meeting to present and/or answer questions concerning that agenda item. If no owner, agent, or representative is present, the Planning Commission may elect not to consider the agenda item.

Tentative agenda items may be withdrawn at any time by the owner, agent, or representative. Once the agenda has progressed from the Tentative Agenda stage to the final stage, items may be withdrawn by the owner, agent or representative, at the regular meeting of the Planning Commission.

The Planning Commission Chairman shall adhere to the following strict protocol:

- Receive staff presentation, written and oral, with inquiries or clarification from the Commission.
- Receive presentations from those in favor of the request, with questions from the Commission at this point.
- Receive presentations from those opposed to the request, with questions from the Commission.
- Establish and note the clear delineation that all the facts have been presented, then the Chairman closes the discussion and input and the Commission deliberates, give due consideration, and makes a decision.

IV. Suspension of the Rules

The rules of the Planning Commission shall not be suspended except for a definite purpose, and by a 2/3 vote.

V. Rules

The Planning Commission is a deliberative body which meets to make decisions on matters affecting Kingsport. Unless amended by the Planning Commission, Roberts Rules of Order is the parliamentary authority for meetings of the Commission.



February 19th, 2026

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

Chairman Duncan:

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

1. 1248 and 1256 Buchelew Drive
2. Rippling Run/ Rock Springs Road
3. 925 Fairmont Ave
4. 1316 Ridgecrest Ave.
5. 4828 Southwind Drive
6. 908 Eastern Star Road
7. 230 Wadlow Gap Road
8. 137 Lebanon Road
9. 889 Cedar Branch Road
10. 365 Mesa Drive

Sincerely,

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



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

SHEET 1 OF 1

FINAL PLAT
PART OF TAX MAP 106H,
GROUP A, PARCEL 40
DEED BOOK 3657, PAGE 2243
DATE: DECEMBER 5, 2025



CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.
DATE: 12/26/2025
Signature: Cassius Campbell
AUTHORIZED AGENT

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

DATE
AUTHORIZED REPRESENTATIVE

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

DATE: 12/26
Signature: Tammy Jones
OWNER - SIGNATURE
Signature: Kirk Jones
OWNER - SIGNATURE

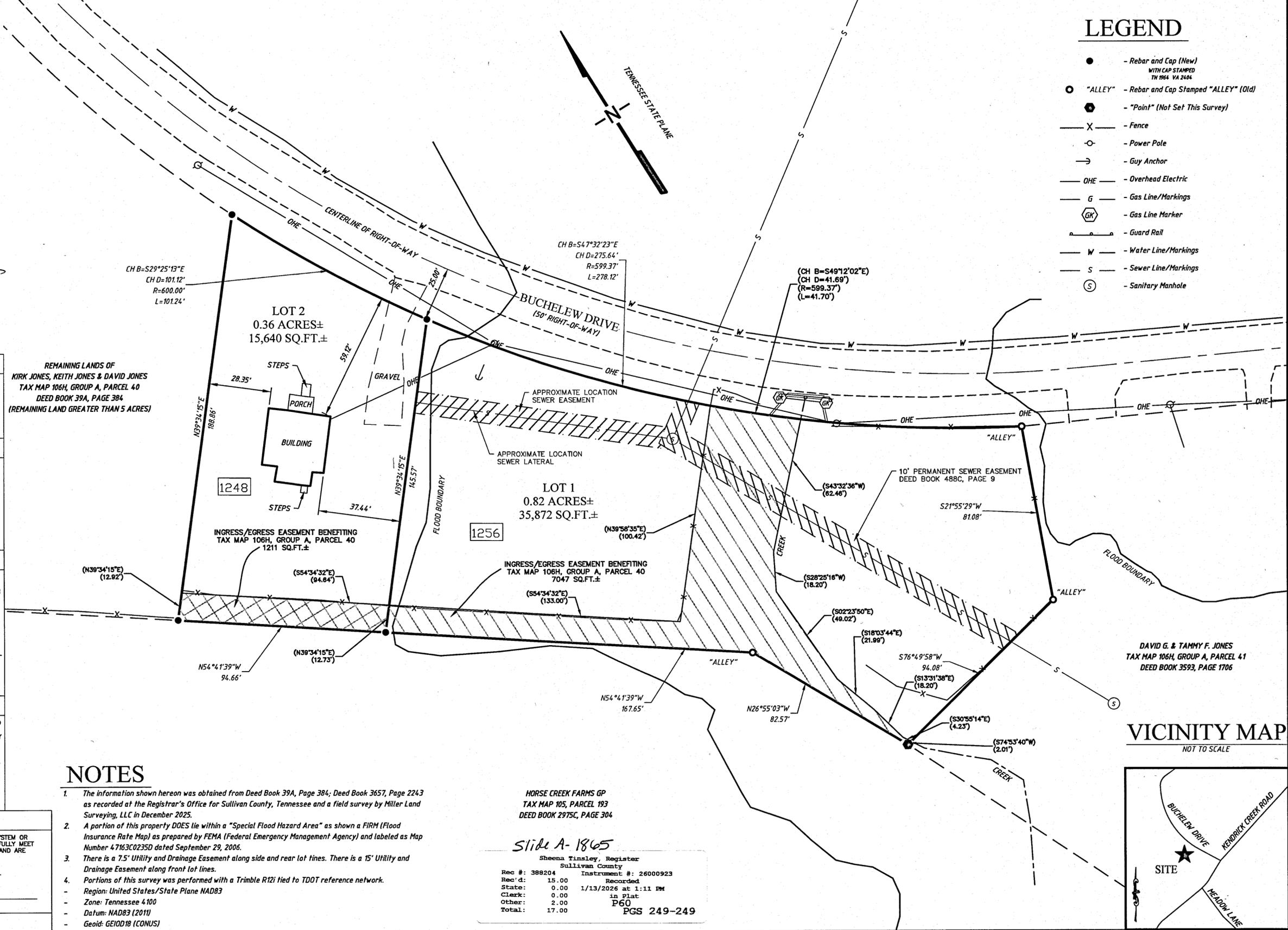
CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
DATE
AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
DATE: 12 JAN 2026
Signature: M
AUTHORIZED REPRESENTATIVE

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

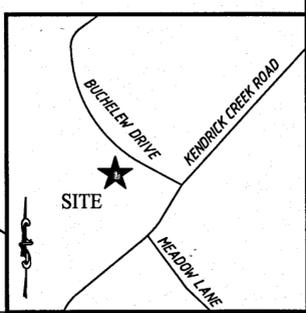
REMAINING LANDS OF
KIRK JONES, KEITH JONES & DAVID JONES
TAX MAP 106H, GROUP A, PARCEL 40
DEED BOOK 39A, PAGE 384
(REMAINING LAND GREATER THAN 5 ACRES)



LEGEND

- - Rebar and Cap (New) WITH CAP STAMPED TN 964 VA 2484
- - "ALLEY" - Rebar and Cap Stamped "ALLEY" (Old)
- - "Point" (Not Set This Survey)
- X - Fence
- - Power Pole
- - Guy Anchor
- OHE - Overhead Electric
- G - Gas Line/Markings
- GK - Gas Line Marker
- - Guard Rail
- W - Water Line/Markings
- S - Sewer Line/Markings
- ⊙ - Sanitary Manhole

VICINITY MAP
NOT TO SCALE



NOTES

- The information shown hereon was obtained from Deed Book 39A, Page 384; Deed Book 3657, Page 2243 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in December 2025.
- A portion of this property DOES lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0235D dated September 29, 2006.
- There is a 7.5' Utility and Drainage Easement along side and rear lot lines. There is a 15' Utility and Drainage Easement along front lot lines.
- Portions of this survey was performed with a Trimble R12i tied to TDOT reference network.
- Zone: Tennessee 4100
- Datum: NAD83 (2011)
- Geoid: GEOID18 (CONUS)

HORSE CREEK FARMS GP
TAX MAP 105, PARCEL 193
DEED BOOK 2975C, PAGE 304

Slide A-1865

Sheena Tinsley, Register	Sullivan County
Rec #: 398204	Instrument #: 26000923
Rec'd: 15.00	Recorded
State: 0.00	1/13/2026 at 1:11 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 249-249

CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. DATE: 12/05/2025 Signature: Jeffery Miller SURVEYOR	I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY PLANNING COMMISSION. DATE Signature: M AUTHORIZED REPRESENTATIVE	I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY, OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 12 JAN 2026 Signature: M AUTHORIZED REPRESENTATIVE	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 1/13/2026 Signature: M S.C. KINGSPORT REG. PLANNING COMMISSION

CECIL GLENN JONES SUBDMISION
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.18±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	KIRK, KEITH, AND DAVID JONES	CIVIL DISTRICT	14
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000
SCALE 1" =	30' 0" 30' 60' 120'		

C:\Users\Owner\Miller Surveys\Dropbox\MS11889 1249 Kendrick Creek Road\Drawings\1888 Existing.dwg

CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS

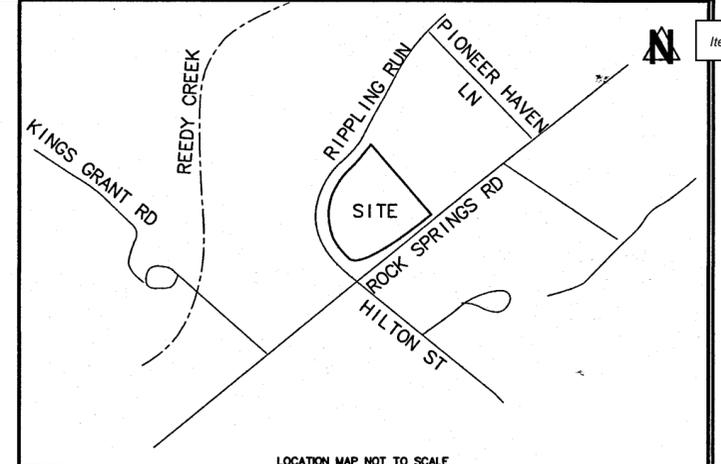
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED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

DATE 12 JAN 20 26
CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

NOTE:
LOT 4 WILL BE SERVED BY A PRIVATE PUMP FOR SANITARY SEWER SERVICE. A 15' PRIVATE SANITARY SEWER EASEMENT SERVING LOT 4 BETWEEN THE LOT LINE OF LOT 1 & 2.

COURSE	BEARING	DISTANCE
1	N 48°53' 55" W	40.99'
2 - LC	N 21°05' 45" W	78.08'
3	N 06°42' 25" E	131.11'
4 - LC	N 21°49' 21" E	88.14'
5	N 36°56' 17" E	12.94'
6 - LC	N 29°06' 01" E	101.46'

CURVE	RADIUS	ARC LENGTH
2	83.70'	81.23'
4	169.00'	89.17'
6	372.00'	101.77'



LEGEND:

(O)	1/2 REBAR IRON PIN OLD
(X)	1/2 REBAR W/ CAP NEW LYONS 1608
—	FENCE
—	CENTER LINE
—	ADJOINER LINE
—	OVERHEAD UTILITIES
—	EX. CONCRETE ROW MONUMENT
—	MANHOLE SEWER
—	POWER POLE TYPICAL
—	SANITARY SEWER LINE

THIS IS A CATEGORY IV (REMOTE SENSING) SURVEY BOUNDARY SURVEY CONTROL AND OR TOPOGRAPHIC ASPECTS OF THIS SURVEY RTK GPS POSITIONAL DATA WAS OBSERVED UTILIZING A HEMISPHERE S631 GNSS RECEIVER, DUAL FREQUENCY RECEIVERS, RTK NETWORK, THE GRID COORDINATES AS SHOWN WERE DERIVED USING VRS NETWORK OF COOR STATIONS REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID 2018. POSITIONAL ACCURACY 10MM+ 1PPM HORIZONTAL, 15MM+ 1PPM VERTICAL.

NOTES:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN & THAT THIS SURVEY MEETS CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN PANELS 47163C0023D, EFFECTIVE DATE: 09-29-2008 FLOOD INSURANCE RATE MAPS FOR SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS.
THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO THE FINDINGS THEREOF.
BUILDING SETBACK LINES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION & 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 STRUCTURAL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY PLANNING COMMISSION.
DEED REFERENCE: DEED BOOK 3676 - PAGE 913-914
TAX REFERENCE: TAX MAP 092A, GROUP A, PARCEL 001.00 (SULLIVAN COUNTY, TENNESSEE)
PROPERTY ADDRESS: ROCK SPRINGS ROAD, KINGSPORT, TN, 37663
IRON PINS SET ON ALL CORNERS UNLESS NOTED OTHERWISE.

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATE 1-13 20 26
KINGSPORT / SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.
DATE 12 JAN 20 26
CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THE 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 USE AS NOTED.
DATE 1-13 20 26
OWNER

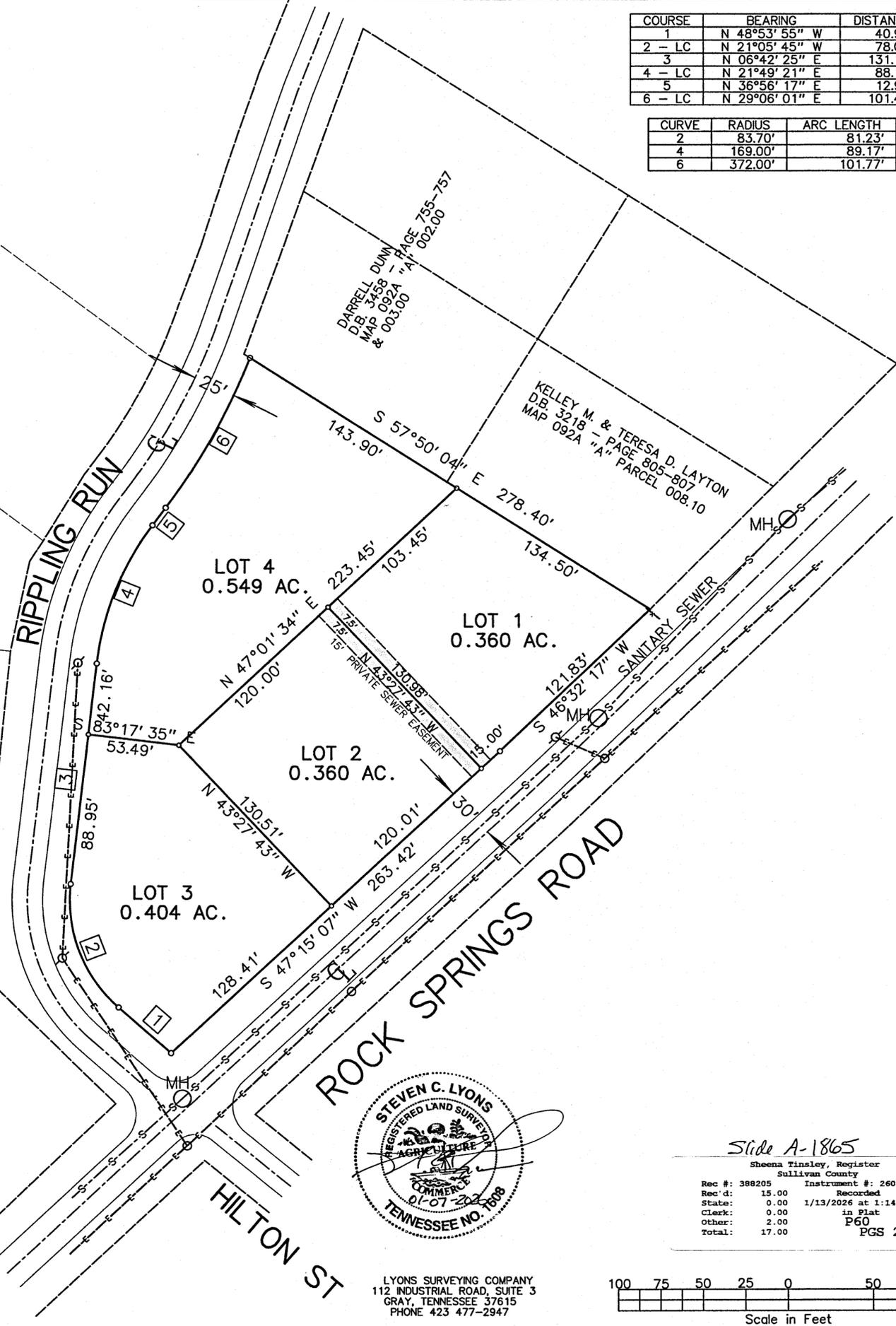
CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.
DATE DECEMBER-15TH 20 25
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE 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 ROAD SHALL SERVE THESE LOTS AS PROPOSED.
DATE 1-13 20 26
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

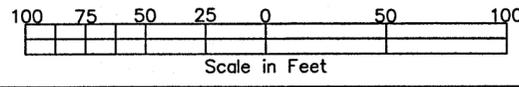
CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
DATE 12 JAN 20 26
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF KINGSPORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. I REQUIRE A SURETY BOND IN THE AMOUNT OF \$25,000.00 TO BE POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE 1/13/2026
CONFIRMED BY COUNTY PLANNER/DIRECTOR
SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION

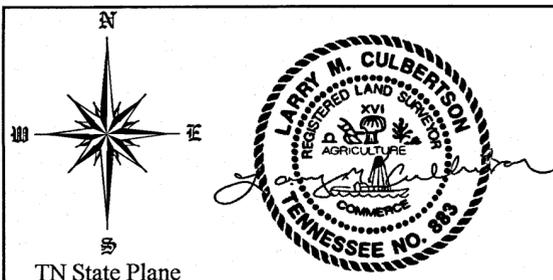
JOSEPH & PALMER BEGLEY (ROCK SPRINGS LOTS)	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES - 1.674	TOTAL LOTS - 4
ACRES NEW ROAD - 0	MILES NEW ROAD - 0
OWNERS JOSEPH & PALMER BEGLEY	CIVIL DISTRICT - 13
SURVEYOR - STEVEN C. LYONS	CLOSURE ERROR - 1:10000
SCALE 1" = 50'	



Slide A-1865
Sheena Tinsley, Registrar
Sullivan County
Rec #: 398205 Instrument #: 2600924
Rec'd: 15.00 Recorded
State: 0.00 1/13/2026 at 1:14 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 250-250



LYONS SURVEYING COMPANY
112 INDUSTRIAL ROAD, SUITE 3
GRAY, TENNESSEE 37615
PHONE 423 477-2947



- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - ▲ denotes Railroad Spike
 - ⊕ denotes Water Meter
- Notes**
1. Deed Reference: PB 58 - PG 579
 2. TAX MAP 045D H 002.10 & 002.11
 3. Zoned R - 1 Set Backs to Conform To Zoning Designation

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 1/22 20 26

Chl E
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE January 22 20 26

Christine Campbell
CITY G.I.S. DIVISION OR KINGSFORT CITY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 1-20 20 26

Holly Scott & June Matney
OWNER



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Combination of Lots 13 & 14 of Sevier Terrace Addition Block 28

Date 12-29-2025	File:horton-h.dwg Drawn By: NLC	Scale: 1" = 20'
Eleventh (11th) Civil District Sullivan County, TN		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9025

FLOOD CERTIFICATION

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

FIRM MAP#: 47163C0040D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 1/22 20 26

Chl E
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
City of Kingsport

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE _____ 20____

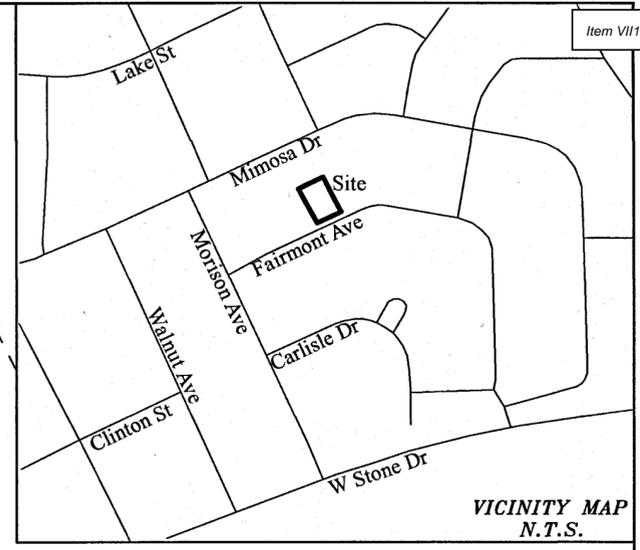
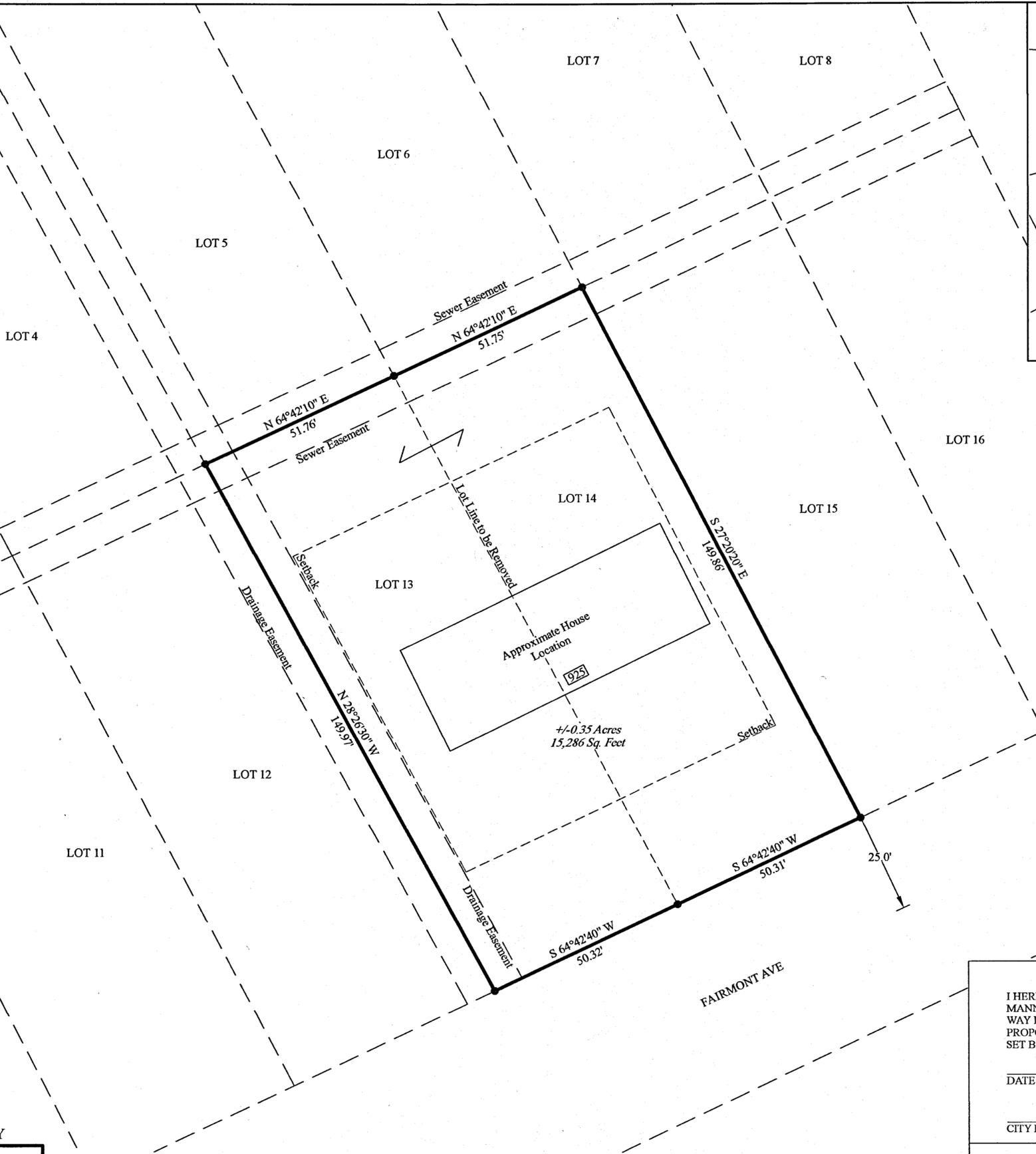
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING
CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, 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 KINGSFORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 1/22/2026

[Signature]
SECRETARY OF THE KINGSFORT CITY PLANNING COMMISSION



THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7.5' 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 NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSFORT CITY REGIONAL PLANNING COMMISSION

Slide A-1868

Sheena Tinsley, Register	
Sullivan County	
Rec #: 388713	Instrument #: 26001562
Rec'd: 15.00	Recorded
State: 0.00	1/22/2026 at 1:02 PM
Class: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 262-262

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 CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE January 7th 20 26

Larry M. Culbertson
SURVEYOR

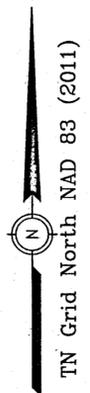
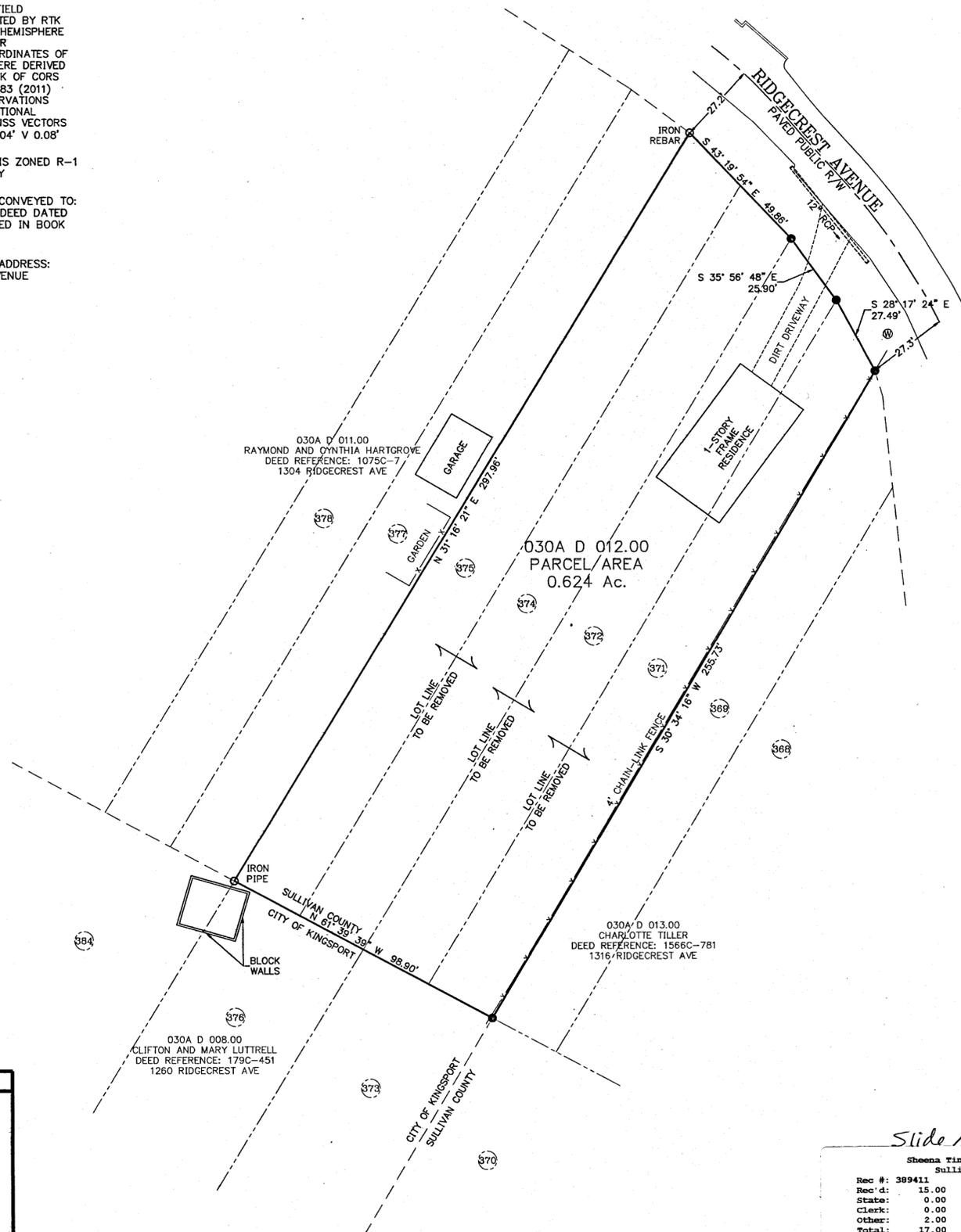
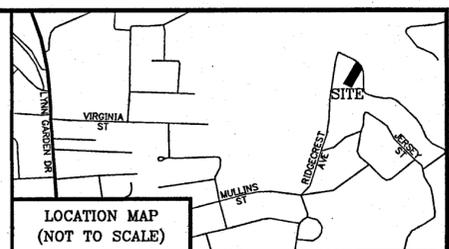
(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS _____

SURVEYOR _____ TN. REG. NO _____
DATE _____

NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 FIELD SURVEY CONDUCTED ON DATE(S): 8-5-24, 8-10-24 & 1-12-26
- 5 CAD FILE: 24074-R
- 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ACCORDING TO FEMA FIRM NUMBER 47163C0035D WITH EFFECTIVE DATE OF 09-29-2006.
- 7 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORS REFERENCED TO NAD 83 (2011) GEOID 12B. ALL OBSERVATIONS ARE FIXED WITH POSITIONAL ACCURACY OF THE GNSS VECTORS NOT EXCEEDING: H 0.04' V 0.08'
- 8 SUBJECT PROPERTY IS ZONED R-1 BY SULLIVAN COUNTY
- 9 SUBJECT PROPERTY CONVEYED TO JOHN GRAYBEAL BY DEED DATED 11-6-2024, RECORDED IN BOOK 3629 PAGE 977
- 10 SUBJECT PROPERTY ADDRESS: 1310 RIDGECREST AVENUE



LEGEND

- OLD/FOUND PROPERTY CORNER MONUMENT
- NEW/SET IRON REBAR
- ⊗ NON-MONUMENTED POINT
- ⊕ UTILITY POLE
- ⊙ WATER METER
- ③76 LOT NUMBER FROM HILL CREST SUBDIVISION PLAT BOOK 3 PAGE 62B
- OVERHEAD UTILITY LINES
- CENTERLINE OF PAVED PUBLIC ROAD
- LOT LINE FROM LYNNCREST SUBDIVISION
- ADJOINING PROPERTY BOUNDARY, (APPROXIMATE)

CERTIFICATE OF ACCURACY

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

DATE 1-21 2026

[Signature]
REGISTERED SURVEYOR



Slide A-1872

Sheena Tinsley, Register
Sullivan County

Rec #:	389411	Instrument #:	26002464
Rec'd:	15.00	Recorded:	
State:	0.00	2/5/2026 at 2:06 PM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 279-279	

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.

OWNER John Graybeal DATE 1/28/26

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS

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

[Signature] DATE 1-29 2026

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 1-28 2026

[Signature]

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

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 4 FEB 2026

[Signature]

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF 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 CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 1/24 2026

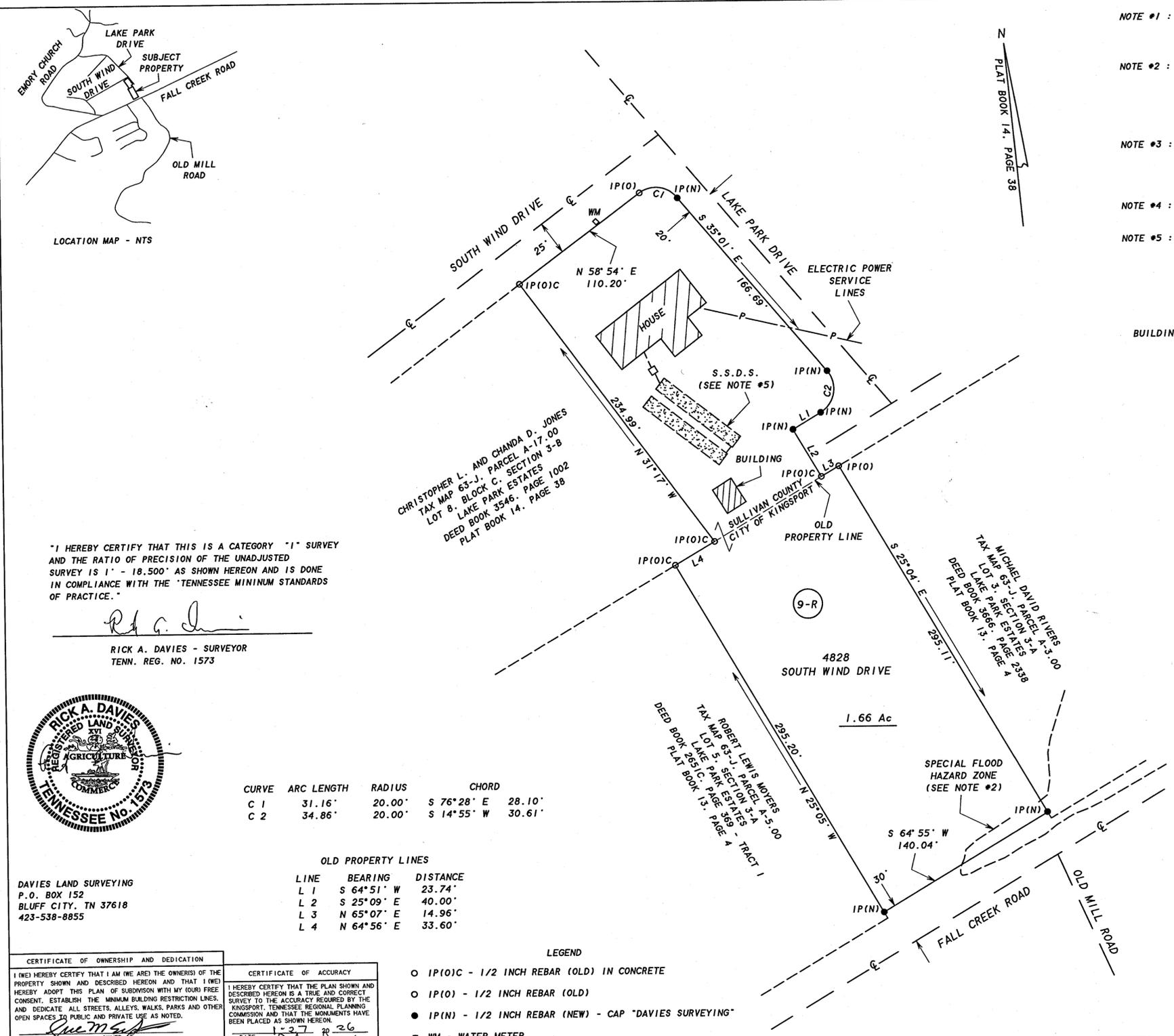
[Signature]

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

HILL CREST SUBDIVISION
LOTS 371, 372, 374 & 375 RECOMBINATION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.624	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS	JOHN GRAYBEAL	CIVIL DISTRICT	11TH
SURVEYOR	RYAN HORN	CLOSURE ERROR	1:7,500
SCALE 1"=30'			



NOTE #1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2 : THE LOT AS SHOWN IS SUBJECT TO A SPECIAL FLOOD HAZARD ZONE. REFERENCE ZONE "AE" ON FLOOD INSURANCE RATE MAP 47163C0065D - EFFECTIVE DATE SEPTEMBER 29, 2006. BASE FLOOD ELEVATION WITHIN SAID SPECIAL FLOOD HAZARD ZONE HAS NOT BEEN DETERMINED FOR THE PURPOSES OF THIS PLAT.

NOTE #3 : ALL FUTURE CONSTRUCTION MUST COMFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF SAID CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #4 : THE HOUSE ON LOT 9-R AS SHOWN HEREON IS ALREADY SERVICED BY PUBLIC UTILITIES INCLUDING ELECTRIC POWER AND WATER.

NOTE #5 : THE SIZE AND LOCATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM #1 SERVING THE HOUSE AS SHOWN IS BASED ON S.S.D.S. PERMIT ON FILE AT THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE
APPLICANT: SIDNEY EDGAR DATE : 4-05-78

BUILDING SETBACKS : CITY OF KINGSPORT
ZONE : R-1B
FRONT - 30'
REAR - 30'
SIDE - 8'
HEIGHT - 2 STORIES
MAXIMUM LOT COVERAGE - 30 PERCENT, INCLUDING ACCESSORY BUILDINGS

SULLIVAN COUNTY
ZONE: R-1
FRONT - 30'
REAR - 30'
SIDE - 12'
CORNER SIDE (ADDITIONAL ROAD FRONTAGE) - 30'
HEIGHT - 3 STORIES OR 50 FEET
MAXIMUM LOT COVERAGE - N/A
MAXIMUM COVERAGE BY ACCESSORY STRUCTURE - 10%

"I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" - 18,500" AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

Rick A. Davies
RICK A. DAVIES - SURVEYOR
TENN. REG. NO. 1573



DAVIES LAND SURVEYING
P.O. BOX 152
BLUFF CITY, TN 37618
423-538-8855

CURVE	ARC LENGTH	RADIUS	CHORD
C 1	31.16'	20.00'	S 76°28' E 28.10'
C 2	34.86'	20.00'	S 14°55' W 30.61'

OLD PROPERTY LINES

LINE	BEARING	DISTANCE
L 1	S 64°51' W	23.74'
L 2	S 25°09' E	40.00'
L 3	N 65°07' E	14.96'
L 4	N 64°56' E	33.60'

Side A-1873

Sheema Tinsley, Registrar	
Sullivan County	
Rec #: 389412	Instrument #: 26002465
Rec'd: 15.00	Recorded
State: 0.00	2/5/2026 at 2:10 PM
Clear: 0.00	to Plat
Other: 2.00	P60
Total: 17.00	PGS 280-280

OWNERS : SIDNEY W. EDGAR LIFE TRUST AGREEMENT, JOE MARK EDGAR AND SIDNEY A. EDGAR, CO-TRUSTEES

TAX MAP 63-J, PARCEL A-18.00
LOT 9, BLOCK C, SECTION 3-B, LAKE PARK ESTATES
PLAT BOOK 14, PAGE 38
DEED BOOK 3569, PAGE 1453
ZONE : R-1 (SULLIVAN COUNTY)

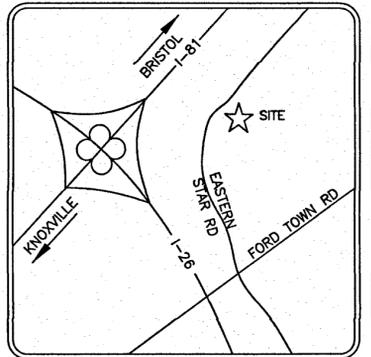
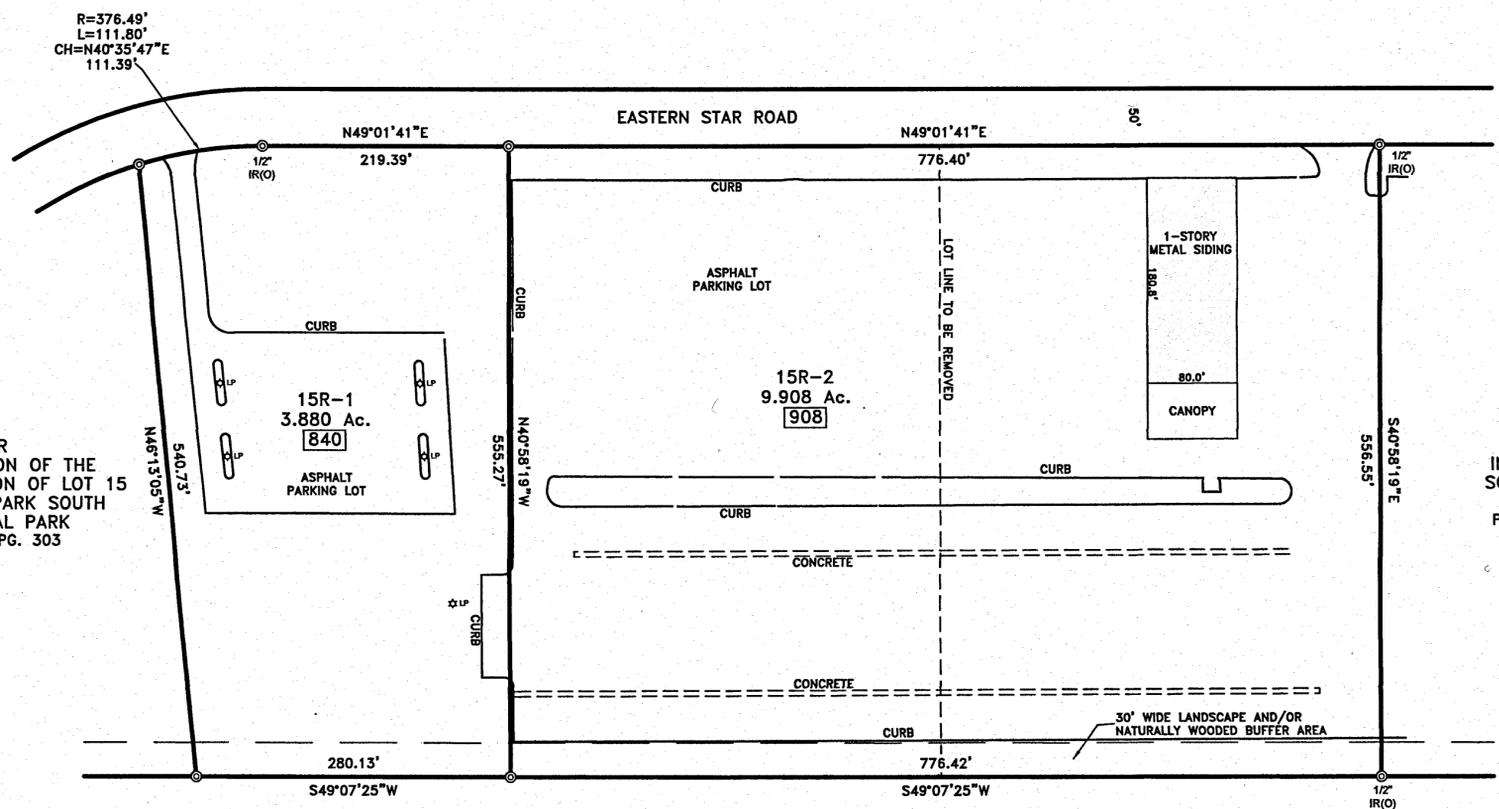
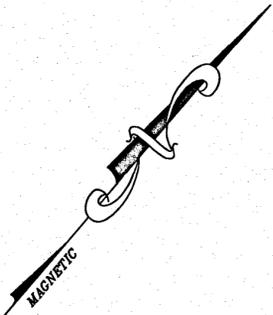
TAX MAP 63-J, PARCEL A-4.00
LOT 4, SECTION 3-A, LAKE PARK ESTATES
PLAT BOOK 13, PAGE 4
DEED BOOK 3569, PAGE 1450
ZONE : R-1B (CITY OF KINGSPORT)

CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED. <i>Rick A. Davies</i> DATE: 1/27/2026 REGISTERED SURVEYOR		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>Rick A. Davies</i> DATE: 1/27/2026 REGISTERED SURVEYOR	
CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATE: 1-27-26 KINGSPORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN. DATE: 1/27/2026 KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: 1/27/2026 KINGSPORT AUTHORIZING AGENT	CERTIFICATION OF APPROVAL OF STREETS I HEREBY CERTIFY THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR ADEQUATE RIGHTS OF WAY DEDICATION UPON AN EXISTING PUBLIC SHALL SERVE THESE LOTS AS PROPOSED. DATE: 2-2-26 CITY ENGINEER
CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. I REQUIRE A SURETY BOND IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 1/27/2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		CERTIFICATE OF APPROVAL OF STREET LIGHTING 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 MEET. DATE: 2-2-26 TRAFFIC ENGINEERING MANAGER	

WORKNAME : TM63JPARA18.003.70 C-2428 / 125698

LAKE PARK ESTATES - COMBINATION OF LOT 4, SECTION 3A AND LOT 9, BLOCK C, SECTION 3-B

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.66
ACRES NEW ROAD	0
TOTAL LOTS	1
MILES NEW ROAD	0
OWNER	SEE ABOVE
CIVIL DISTRICT	7
SURVEYOR	RICK A. DAVIES
CLOSURE ERROR	1:18,500'
SCALE	1" = 50'



LOCATION MAP

15R
RESUBDIVISION OF THE
RECONFIGURATION OF LOT 15
INTERSTATE PARK SOUTH
INDUSTRIAL PARK
P.B. 57, PG. 303

14
INTERSTATE PARK
SOUTH INDUSTRIAL
PARK
P.B. 37 PG. 21-24

GRACE POINT
FELLOWSHIP
D.B. 3555, PG. 350
P.B. 58, PG. 505

Slide A-1873

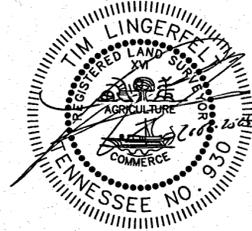
Sheena Tinsley, Register Sullivan County	
Rec #: 389413	Instrument #: 26002466
Rec'd: 15.00	Recorded
State: 0.00	2/5/2026 at 2:17 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 281-281

- LEGEND**
- IR(O) IRON ROD, OLD
 - N.T.S. NOT TO SCALE
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - PG. PAGE
 - [911] 911 ADDRESS
 - R= RADIUS
 - L= LENGTH
 - CH= CHORD
 - LP LIGHT POLE
 - AC ACRES

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED MX.
SETBACKS
FRONT 30'
REAR 30'
SIDE 15'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14047
- 5) ACAD FILE 25-14047 IC CONSTRUCTION COMPANY.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 106 PARCELS 026.44 & 026.45
- 8) PLAT REFERENCES: P.B. 57, PG. 303 & P.B. 36, PG. 21
- 9) DEED REFERENCE: D.B. 3327, PG. 1036
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) 7.5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF ALL SIDE LOTS AND A 15' EASEMENT ALONG ALL FRONT AND REAR LOT LINES.
- 14) IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTED.

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37680
TELEPHONE (423) 392-8896
E-MAIL: tlingerfelt@alleyassociates.com



<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>DATE: 1/30/26 OWNER: Christopher A. Strahl</p>		<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>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.</p> <p>DATE: 2/26/26 TRAFFIC ENGINEERING MANAGER: [Signature]</p>		<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 4 Feb 26 KINGSPORT AUTHORIZING AGENT: [Signature]</p>		<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 4 Feb 26 KINGSPORT AUTHORIZING AGENT: [Signature]</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 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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 2/4/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p>		<p>RESUBDIVISION OF THE RECONFIGURATION OF LOT 15 & LOT 14 INTERSTATE PARK SOUTH INDUSTRIAL PARK</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 13.788 TOTAL LOTS: 2 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: HEARTLAND EXPRESS INC. CIVIL DISTRICT: 14TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE 1"=100'</p>	
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: February 3, 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: [Signature]</p>		<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>DATE: 02-02-26 TENNESSEE REGISTERED LAND SURVEYOR: [Signature]</p>		<p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>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.</p> <p>DATE: 2/26/26 CITY ENGINEER: [Signature]</p>		<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 4 Feb 26 KINGSPORT AUTHORIZING AGENT: [Signature]</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 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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 2/4/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p>		<p>RESUBDIVISION OF THE RECONFIGURATION OF LOT 15 & LOT 14 INTERSTATE PARK SOUTH INDUSTRIAL PARK</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 13.788 TOTAL LOTS: 2 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: HEARTLAND EXPRESS INC. CIVIL DISTRICT: 14TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE 1"=100'</p>	



TN State Plane

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

- Notes**
1. Deed Reference: DB 3472 - PG 370
 2. TAX MAP: 031A - C - 007.00
 3. Zoned R - 2A Set Backs to Conform To Zoning Designation



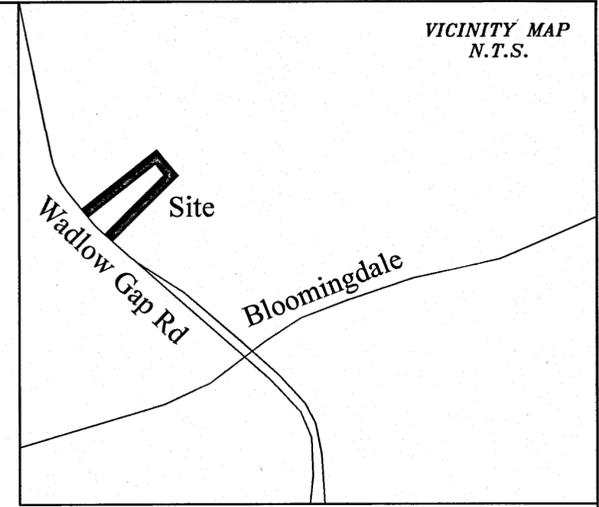
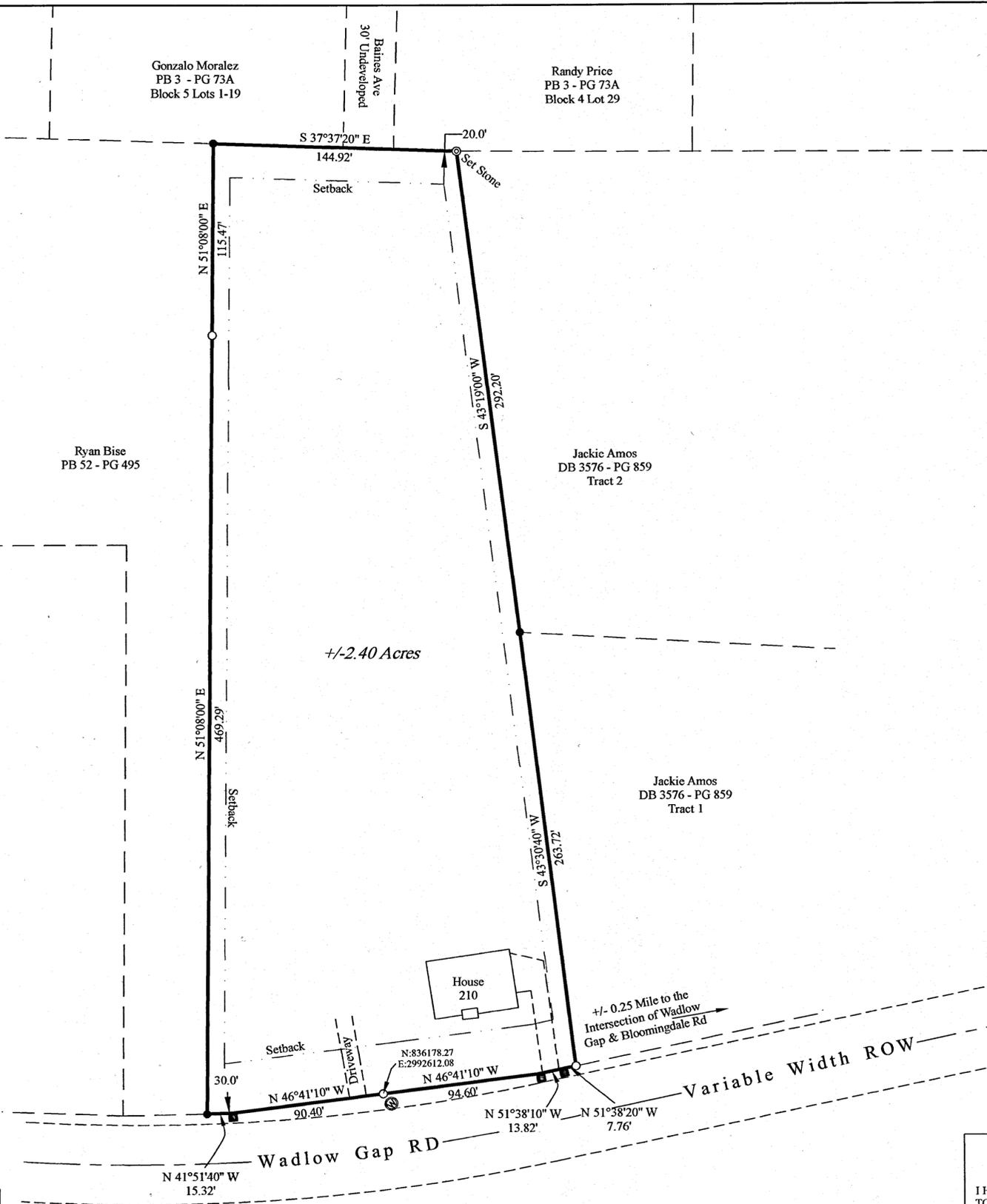
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

BOUNDARY SURVEY FOR: TRAVIS FLANARY	
Date 11-20-2025	File:flanary-t3.dwg Drawn By: NLC
Scale: 1" = 50'	
Tenth (10th) Civil District Sullivan County, TN	
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	Drawing Number 8996

FLOOD CERTIFICATION

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

FIRM MAP#: 47163C0035D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006



Mortgage or Boundary survey only. This drawing does not constitute a subdivision review or approval, nor does this signature constitute compliance with the current zoning.

Planning Director

Date

Slide A-1872

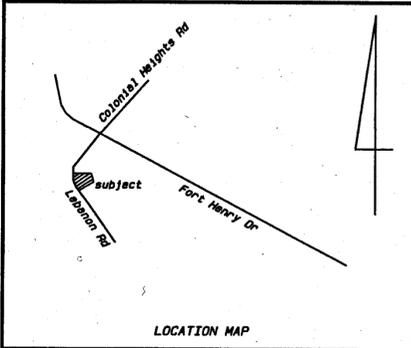
Sheena Tinsley, Register	
Sullivan County	
Rec #: 389409	Instrument #: 26002461
Rec'd: 15.00	Recorded
State: 0.00	2/5/2026 at 2:03 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
total: 17.00	PGS 278-278

**CERTIFICATE OF APPROVAL FOR RECORDING
CONFIRMATION BY PLANNING DIRECTOR**

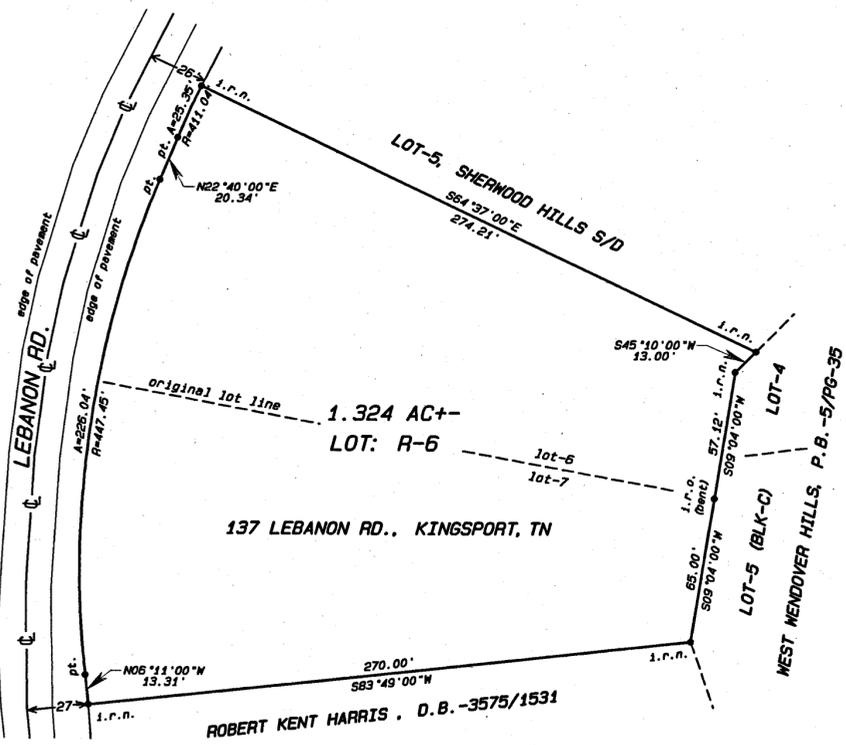
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE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

20 _____
DATE

SECRETARY OF THE KINGSFORT CITY PLANNING COMMISSION



GARBER LAND SURVEYING
GORDON W. GARBER, P. L. S.
 P. O. BOX-56, JONESBOROUGH, TN 37659
 (423) 773-4878, garbersurv@gmail.com



LEGEND:
 i.r.o.: iron rod (old)
 i.r.n.: iron rod (new)
 ---: property adjoiner line
 ---: centerline

TAX MAP: 092-J, "B", PARCEL-001.00 & 002.00

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT IT IS A CATEGORY "I" SURVEY HAVING A RATIO OF PRECISION OF 1:10000+ AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH "TENNESSEE MINIMUM STANDARDS OF PRACTICE"

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY BE IN EFFECT ON SAID PROPERTY EITHER RECORDED OR UNRECORDED.

THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ON THE FLOOD INSURANCE RATE MAP, MAP # 47163C0235D EFFECTIVE DATE, 9-29-2006

ALL IMPROVEMENTS MUST CONFORM TO THE CURRENT ZONING AND SUBDIVISION REGULATIONS IN EFFECT BY THE RESPONSIBLE AGENCY.



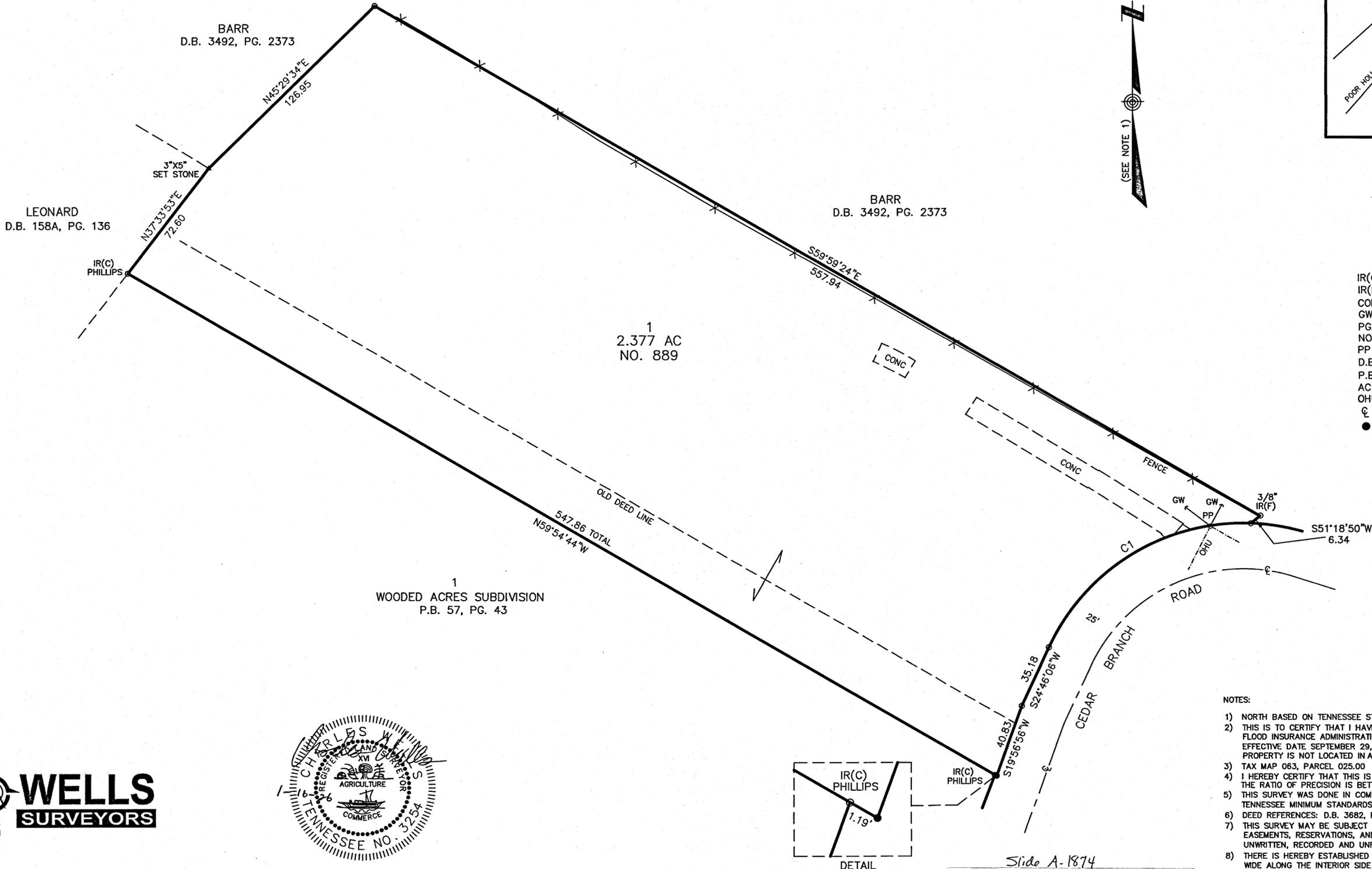
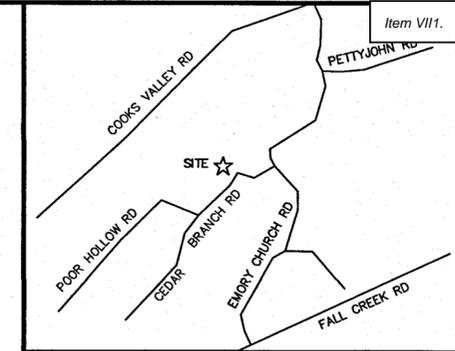
Slide A-1873

Sheena Tinsley, Register
 Sullivan County
 Rec #: 389416 Instrument #: 26002469
 Rec'd: 15.00 Recorded
 State: 0.00 2/5/2026 at 2:20 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 282-282

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
 DATE: January 4, 2026
Caroline Campbell
 KINGSPORT 911 REPRESENTATIVE

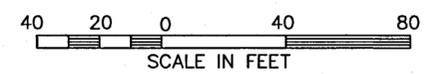
REPLAT: COMBINING LOTS-6 & 7 SHERWOOD HILLS S/D, P.B. -5/P6-27
 KINGSPORT, TN REGIONAL PLANNING COMMISSION
 TOTAL ACRES 1.324 +- TOTAL LOTS 1
 ACRES NEW ROAD 0 MILES NEW ROAD 0
 OWNER BARBARA BUCKLEY CIVIL DISTRICT 14TH
 SURVEYOR GORDON W. GARBER CLOSURE ERROR 1:10000+
 SCALE: 1" = 50'

CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. DATE <u>2/3/2026</u> <i>Barbara Buckley</i> 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 TENNESSEE LAND SURVEYING ACT AND THE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECS. OF THE S/D REGS. DATE <u>1-29-26</u> <i>Gordon W. Garber</i> REGISTERED ENG. OR LAND SURVEYOR	CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER & ACCORDING TO THE SPECS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION FROM AN EXISTING PUBLIC RD. SHALL SERVE THESE (THIS) LOT AS PROPOSED. (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT REGIONAL PLANNING COMMISSION. DATE _____ CO/ CITY ENGINEER OR COUNTY ROAD COMMISSIONER	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT & ARE HEREBY APPROVED. (KINGSPORT WATER) DATE <u>4 Feb 2026</u> <i>[Signature]</i> KINGSPORT AUTHORIZING AGENT	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TN DEPT. OF ENVIRONMENT & CONSERVATION DIV. OF GROUND WATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPT. & ARE HEREBY APPROVED AS SHOWN. DATE: <u>4 Feb 2026</u> <i>[Signature]</i> KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. SECRETARY <u>[Signature]</u> KINGSPORT, TN REGIONAL PLANNING COMMISSION DATE <u>2/4/2026</u>
--	--	---	---	--	---



- LEGEND**
- IR(C) IRON ROD (CAP)
 - IR(F) IRON ROD (FOUND)
 - CONC CONCRETE
 - GW GUY WIRE
 - PG. PAGE
 - NO. NUMBER
 - PP POWER POLE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - AC ACRES
 - OHU OVERHEAD UTILITY
 - ☉ CENTERLINE
 - UNMARKED POINT

- 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 47163C00065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 3) TAX MAP 063, PARCEL 025.00
 - 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. 3682, PG. 888, D.B. 3681, PG. 1685
 - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 8) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER 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.
 - 9) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

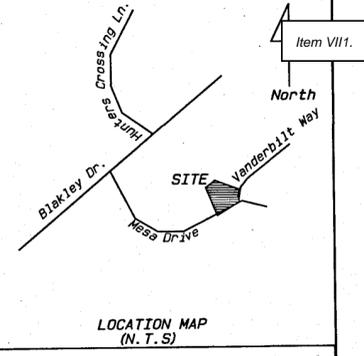


CURVE	RADIUS	ARC LENGTH	CHORD
C1	116.90	137.23	S58°23'53"W 129.48

Slide A-1874
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 399490 Instrument #: 26002551
 Rec'd: 15.00 Recorded
 State: 0.00 2/6/2026 at 1:35 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 285-285

COMBINATION OF DEED PROPERTY	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>2.377</u>	TOTAL LOTS <u>1</u>
OWNER: DEEL	DATE: JAN 16, 2026
CIVIL DISTRICT: <u>7TH</u>	SCALE: 1 INCH = <u>40'</u>

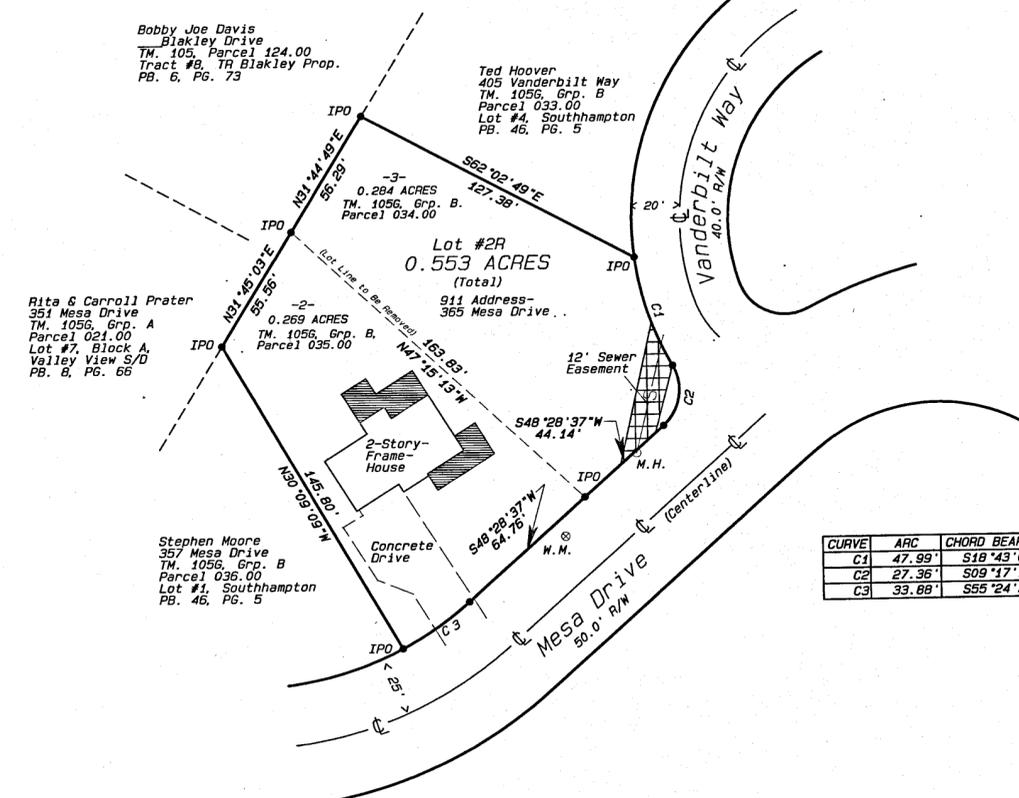
<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles Wells</i> 1-16-26 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>Kim Deel</i> 2-4-26 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>[Signature]</i> 2/6/26 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE</p>	<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>SEPTIC PERMIT ON FILE IN TDEC OFFICE NAME: JEFF AND KIM DEEL DATE: JAN 1, 2026</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>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 SULLIVAN COUNTY PLANNING COMMISSION.</p> <p><i>[Signature]</i> 2-6-2026 COMMISSIONER OF HIGHWAYS OR AUTHORIZED AGENT 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 CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>[Signature]</i> 6 Feb 26 KINGSPORT AUTHORIZING AGENT 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 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.</p> <p><i>[Signature]</i> 2/6/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE</p>
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Slide A-1874

Sheena Tinsley, Register
Sullivan County
Rec #: 389489 Instrument #: 26002550
Rec'd: 15.00 Recorded
State: 0.00 2/6/2026 at 1:32 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 284-284

REGISTER OF DEEDS



CURVE DATA

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	47.99'	S18°43'07"E	120.00'	22°54'54"	47.67'	24.32'
C2	27.36'	S09°17'12"W	20.00'	76°22'50"	25.28'	16.31'
C3	33.88'	S55°24'37"W	140.00'	13°52'00"	33.80'	17.02'

- NOTES
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 - No title information was furnished to this surveyor this survey is subject to an actual title search.
 - This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
 - There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and 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/civil engineer or that which may be required by the Kingsport Regional Planning Commission.
 - Current zoning- R-1
All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction.
Deed Reference- D8, 3278, Pg. 2285
 - I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
 - Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C0235D Effective Date Sept. 29, 2006
 - Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways

CERTIFICATE OF OWNERSHIP AND DEDICATION

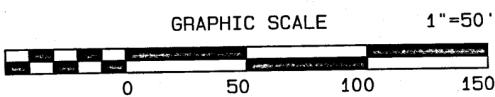
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENT FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL BANKS, INLET AND OUTLET DITCHES OR CHANNELS BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER Rachel P. Gray 2026
OWNER Charlie D. Gray 2026
OWNER 2026
OWNER 2026
OWNER 2026
OWNER 2026

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE 1-27-2026
Jonathan Willis
CITY CLERK OF SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HERS AUTHORIZED REPRESENTATIVE



Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN. 37615
(423) 202-8667

Owner's- Charlie & Rachel Gray

Currently Zoned R-1

<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 KINGSPORT CITY, TENNESSEE. ACCEPT FOR RECORDED AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR. IF REQUIRED, A SHERIFF BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 2/6 2026</p> <p>DATE 2/6 2026 SECRETARY, PLANNING COMMISSION</p>	<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 SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.</p> <p>DATE 1-27 2026 Jonathan Willis JONATHAN WILLIS R.L.S. LICENSE NUMBER 2385</p>	<p>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE 1-27 2026 Jonathan Willis AUTHORIZED SIGNATURE TITLE</p>	<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN</p> <p>DATE 1-27 2026 Jonathan Willis TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.</p> <p>DATE _____ AUTHORIZED SIGNATURE _____</p>	<p>Consolidation of Lots 2 & 3, SOUTHHAMPTON</p>
					<p>KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.553 TOTAL LOTS -1-</p> <p>ACRES NEW ROAD -0- MILES NEW ROAD -0-</p> <p>OWNER Gray CIVIL DISTRICT 13th</p> <p>SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'</p> <p>SCALE: 1" = 50' DRAWN BY J.W.</p>