



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, September 19, 2024 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom Room:307

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 August 12, 2024 Work Session Minutes
- 2.** Approval of the August 15, 2024 Regular Meeting Minutes

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- 1.** The Arbor Town Homes PD Final Plat (PD23-0329). The Commission is requested to grant Final Plat Approval for The Arbor Town Homes Development located off Riverbend Drive. (Weems)
- 2.** The Arbor Town Homes Surety Bond (PD23-0329). The Commission is requested to accept a surety bond for the remaining improvements associated with The Arbor Town Homes Development. (Weems)

3. Future Land Use Plan 2030 Amendment (PD24-0131). The Commission is requested to amend the 2030 Future Land Use Plan for the Fieldcrest development site from industrial classification to residential classification. (Weems)
4. Fieldcrest Acres Phase 1 (PD24-0131). The Commission is requested to grant contingent preliminary approval to the Fieldcrest Acres Phase 1 Planned Development. (Weems)

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, August 12, 2024 at Noon
City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, James Phillips, Sam Booher, Jason Snapp

Members Absent: Anne Greenfield, Chip Millican, Travis Patterson

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

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the July 15, 2024 Work Session Minutes
2. Approval of the July 18, 2024 Regular Meeting Minutes

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

IV. CONSENT AGENDA

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

1. Cox Valley Performance Bond Release (RESDEV22-0226) The Commission is requested to release the performance bond. Staff stated that all required improvements for the Cox Valley

Development have been completed and recommended releasing the performance bond. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Old Fall Creek Road Sullivan County Rezoning (REZONE24-0150). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County PBD/SC zone to County R-1 zone. Staff noted that the request impacts 3.54 acres along Old Fall Creek Road. Staff noted the location of the request off of Old Fall Creek Road. Staff stated that the reason for the request is to be able to construct a single family home on the property. Staff described the current zoning map of the area and the PBD/SC zone designation. Staff noted that the County R-1 zone request is compatible with both the County and City Future Land Use Plans. No official action was taken.
2. Saint Andrews Garth Ph 2, Lots 11-18, 29-35 Final Plat (PD24-0114). The Commission is requested to grant final plat approval with a guarantee of improvements for the Saint Andrews Garth Phase 2 development. Staff noted the location of the proposal as being the back half of the existing Saint Andrews Garth development in the Rock Springs area. Staff noted that the final proposal matches the preliminary approval for this site that was granted in March of 2022. Staff stated that this site will add 15 new single family lots to the development. Staff commented on the final submittal, stating that the plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 32.3% of the phase. This qualifies the development for a single family density of up to 7 units per acre. The proposed density of both phase 2 and phase 3 combined is 3.6 units per acre. Staff stated that the next item on the agenda is a proposed guarantee of improvements in the form of an irrevocable letter of credit, which is for sidewalks only. No official action was taken.
3. Saint Andrews Garth Ph 2, Lots 11-18, 29-35 Irrevocable Letter of Credit (PD24-0114). The Commission is requested to approve the Irrevocable Letter of Credit in the amount of \$70,834.50 as calculated by the City Engineering Division, to cover all remaining improvements. Staff stated that the sole remaining improvement for the Saint Andrews Garth Ph2 final is the sidewalk construction. Staff noted that the City Engineering Division estimated the cost of the remaining sidewalk work to be \$70,834.50. Staff recommended accepting the

irrevocable letter of credit with a performance date of May 31, 2025 and expiration date of August 31, 2025. No official action was taken.

- 4. Terry & Alice Malone Property & Division of Anderson/Page Property. (MINSUB24-0149) The Commission is requested to grant final subdivision approval along with an accompanying irregular lot shape variance. Staff described the location of the request at the end of Canongate Road in the Hawkins County portion of Kingsport. Staff stated that the owner is in the process of selling the existing horse barn and desires to subdivide the portion of the land that contains the horse barn. Staff noted that road frontages would be kept the same while the subdivision moved property lines to accommodate the sale. Staff noted that sometimes irregular lot shapes can occur when existing structures are dealt with. No official action was taken.

VII. OTHER BUSINESS

- 1. Approved Subdivisions
The Commission reviewed the approved subdivisions for the last month. No official action was taken.

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, August 15, 2024 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Sam Booher, Chip Millican, Jason Snapp, Travis Patterson

Members Absent: Anne Greenfield, James Phillips, Tim Lorimer

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

Visitors: Todd Stevens

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the July 15, 2024 Work Session Minutes
2. Approval of the July 18, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Sam Booher, seconded by Travis Patterson, to approve the minutes of the July 15, 2024 work session and the July 18, 2024 regular meeting. The motion passed unanimously, 5-0.

IV. CONSENT AGENDA

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

1. Cox Valley Performance Bond Release (RESDEV22-0226) The Commission is requested to release the performance bond. Staff stated that all required improvements for the Cox Valley Development have been completed and approved by the City's engineering division. Staff recommended releasing the performance bond. A motion was made by Sam Booher, seconded by Chip Millican to approve the sole item of the Cox Valley Performance Bond Release on the Consent agenda as presented. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Old Fall Creek Road Sullivan County Rezoning (REZONE24-0150). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County PBD/SC zone to County R-1 zone. Staff noted that the request impacts 3.54 acres along Old Fall Creek Road. Staff noted the location of the request off of Old Fall Creek Road. Staff stated that the reason for the request is to be able to construct a single family home on the property. Staff described the current zoning map of the area and the PBD/SC zone designation. Staff noted that the County R-1 zone request is compatible with both the County and City Future Land Use Plans. A motion was made by Chip Millican, seconded by Travis Patterson, to send a positive recommendation to the Sullivan County Commission to rezone the property. The motion passed unanimously, 5-0.
2. Saint Andrews Garth Ph 2, Lots 11-18, 29-35 Final Plat (PD24-0114). The Commission is requested to grant final plat approval with a guarantee of improvements for the Saint Andrews Garth Phase 2 development. Staff noted the location of the proposal as being the back half of the existing Saint Andrews Garth development in the Rock Springs area. Staff noted that the final proposal matches the preliminary approval for this site that was granted in March of 2022. Staff stated that this site will add 15 new single family lots to the development. Staff commented on the final submittal, stating that the plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 32.3% of the phase. This qualifies the development for a single family density of up to 7 units per acre. The proposed density of both phase 2 and phase 3 combined is 3.6 units per acre. Staff stated that the next item on the agenda is a proposed guarantee of improvements in the form of an irrevocable letter of credit, which is for sidewalks only. A motion was made by Travis Patterson, seconded by Chip Millican, to grant final approval to the Saint Andrews Garth Ph2, Lots 11-18, 29-35 Final Plat. The motion passed unanimously, 5-0.

3. Saint Andrews Garth Ph 2, Lots 11-18, 29-35 Irrevocable Letter of Credit (PD24-0114). The Commission is requested to approve the Irrevocable Letter of Credit in the amount of \$70,834.50 as calculated by the City Engineering Division, to cover all remaining improvements. Staff stated that the sole remaining improvement for the Saint Andrews Garth Ph2 final is the sidewalk construction. Staff noted that the City Engineering Division estimated the cost of the remaining sidewalk work to be \$70,834.50. Staff recommended accepting the irrevocable letter of credit with a performance date of May 31, 2025 and expiration date of August 31, 2025. A motion was made by Sam Booher, seconded by Jason Snapp, to approve the irrevocable letter of credit guarantee of improvements in the amount of \$70,834.50 with a performance date of May 31, 2025 and an expiration date of August 31, 2025. The motion passed unanimously, 5-0.

4. Terry & Alice Malone Property & Division of Anderson/Page Property. (MINSUB24-0149) The Commission is requested to grant final subdivision approval along with an accompanying irregular lot shape variance. Staff described the location of the request at the end of Canongate Road in the Hawkins County portion of Kingsport. Staff stated that the owner is in the process of selling the existing horse barn and desires to subdivide the portion of the land that contains the horse barn. Staff noted that road frontages would be kept the same while the subdivision moved property lines to accommodate the sale. Staff noted that sometimes irregular lot shapes can occur when existing structures are dealt with. A motion was made by Sam Booher, seconded by Chip Millican to grant final plat approval with the accompanying variance to irregular lot shape. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Commission reviewed the approved subdivisions for the last month.

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

PROPERTY INFORMATION

Project	The Arbor Town Homes Final Plat
DISTRICT, OVERLAY	Off Riverbend Drive
DISTRICT	11th Civil District
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	6.954
EXISTING USE	Vacant
PROPOSED USE	45 townhome units

APPLICANT: Land Star (applicant/owner/developer)

REPRESENTATIVE: George Smith &
Brandon Stamper

INTENT

The applicant is requesting final plat approval of The Arbor Town Homes final plat. The site is located off Riverbend Drive along the new Wenna Way.

This final plat contains 45 townhome units along the new residential street of Wenna Way.

The plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 50% of the phase or 3.5 acres. This qualifies the development for a density of up to 10 units per acre. The proposed density of the development is 6.5 units per acre.

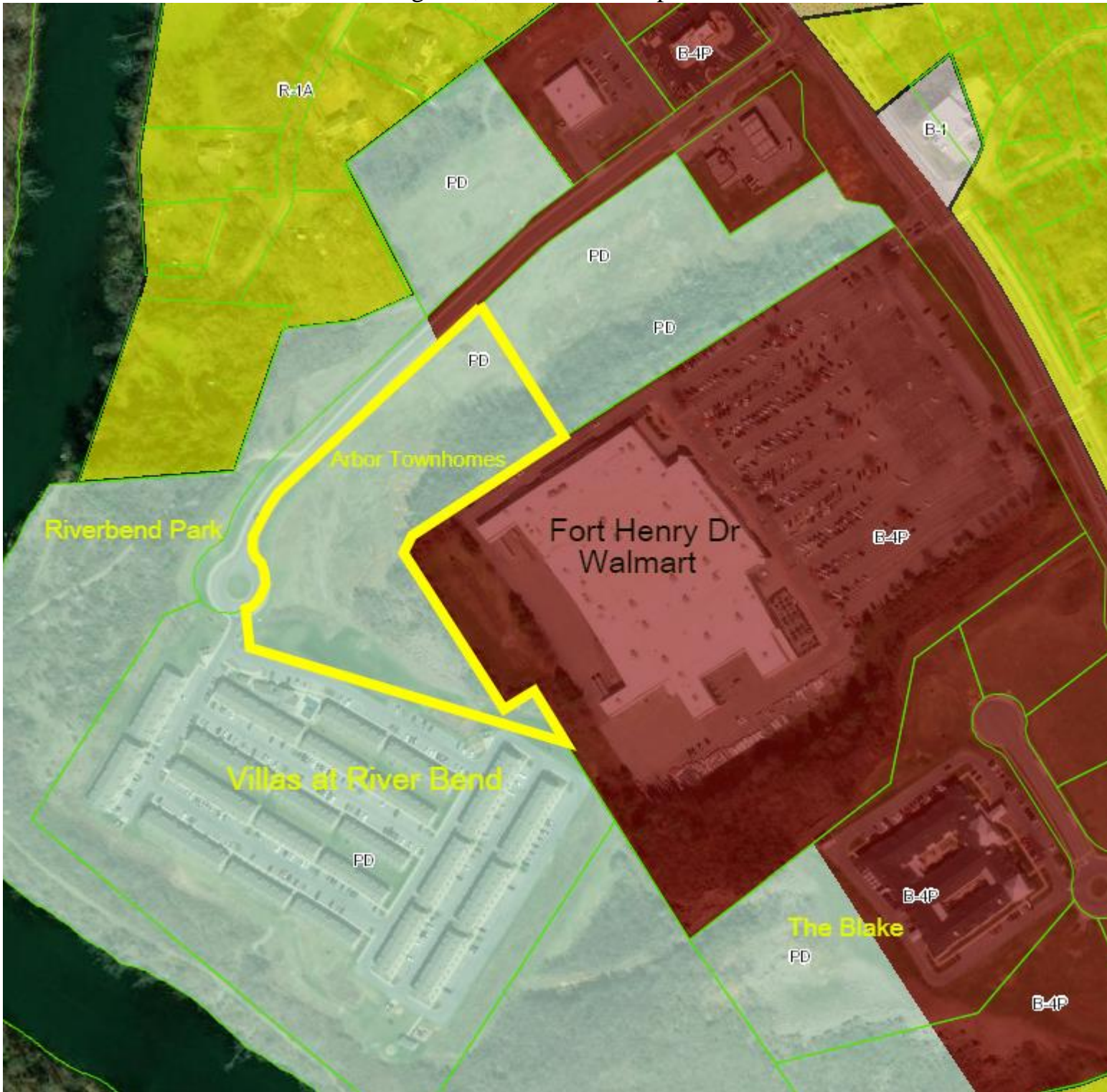
The owner/developer of the site has requested that the Planning Commission accept a surety bond for the remaining on-site improvement. The sole remaining on-site improvements are the sidewalk, pavement markings, and small amount of curb to be repaired. The estimate for the guarantee of improvements is \$118,746.96

Staff recommends granting final plat approval contingent upon the surety bond being submitted and approved in a form acceptable to the City Attorney. At the time of this report, the developer is finalizing several stormwater infrastructure items that are not included on the bond estimate. It is anticipated that the surety bond estimate for \$118,746.96 will be accurate in time for the Commission's regular meeting. Staff is monitoring and will update the Commission as needed.

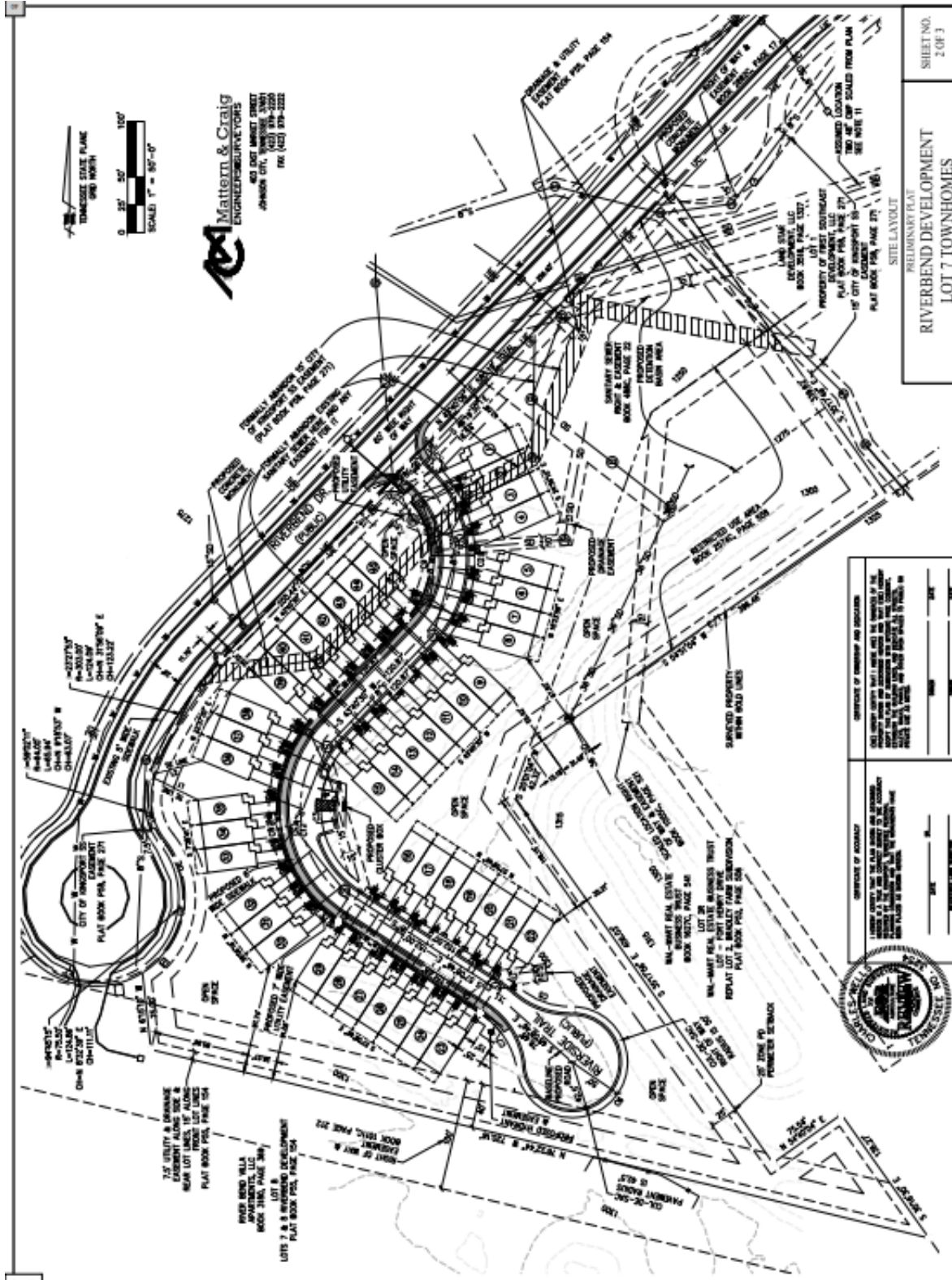
Vicinity Map



Zoning: PD, Planned Development



Preliminary Plat Approved November 2023



Mattern & Craig
 ENGINEERS/PLANNERS
 403 DICK MARKET STREET
 JOHNSON CITY, TN 37601
 TEL: (423) 974-2222
 FAX: (423) 974-2222

0 25' 50' 100'
 SCALE: 1" = 50'-0"

PRELIMINARY PLAT
 RIVERBEND DEVELOPMENT
 LOT 7 TOWNHOMES
 SHEET NO.
 2 OF 3

STATE OF TENNESSEE
 COUNTY OF KINGSBORT

BEFORE ME, the undersigned authority, on this _____ day of _____, 2023, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____



View from Riverbend Drive



Entrance to Wenna Way



Recommendation

Staff recommends granting final plat approval for The Arbor Town Homes Final PD plat based upon conformance with the preliminary approval and the PD zone standards and contingent upon receiving the surety bond in a form acceptable to the City Attorney. *The proposed surety bond approval is the next item to be considered on the agenda.*



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: KEN WEEMS, PLANNING MANAGER

DATE: SEPTEMBER 11, 2024

SUBJECT: SURETY BOND FOR THE ARBOR TOWN HOMES

FILE NUMBER: PD23-0329

The City Engineering Department has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of The Arbor Town Homes. The estimate is for the amount of \$118,746.96. The remaining improvements are the completion of sidewalk construction, a curb repair, as-builts, and sign and pavement markings. The developer is proposing for the DR Horton Company to provide a surety bond for the sidewalk completion and Land Star LLC will provide the surety bond to cover all other items on the Engineering-provided estimate.

Surety bonds are characterized in the subdivision regulations as shown below:

12.1 Surety Bond

The subdivider shall obtain a surety bond from a surety bonding company authorized to do business in the State of Tennessee. The bond shall be payable to the City and shall be in the amount sufficient to cover the entire cost as provided by the City Engineer or County Road Commissioner. The duration of the bond shall be until such time as improvements are accepted by the approving agency.

Staff recommends a one year review period for the surety bond improvements where a status update and amount review will be conducted in September of 2025 if the project has not been completed by then.

BOND ESTIMATE DRAFT
Riverbend Townhomes

FILE NO. 2023-D23

September 11, 2024

BOND ESTIMATE CONTINGENT APON DEVELOPER COMPLETING ALL OTHER OUTSTANDING ITEMS PRIOR TO PLANNING COMMISSION

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Builts (See Note Below)	\$ 10,000.00	\$ 10,000.00
Curbing					
2	10	LF	6" Kingsport Curb (Repair)	\$ 36.40	\$ 364.00
Sidewalks					
3	4,370	S.F.	6" Sidewalk, 6' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 87,400.00
4	4	EA	Truncated Dome Mats	\$ 283.60	\$ 1,134.40
5	4	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 4,158.00
Signs and Pavement Markings					
6	1	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 141.35
7	1	EA	Plastic Pavement Marking (Cross-Walk)	\$ 529.50	\$ 529.50
				SUBTOTAL	\$ 103,727.25
CONTINGENCIES (6%)					\$ 6,223.64
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 8,796.07
				TOTAL	\$ 118,746.96

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

September 11, 2024

 Garret Burton
 Civil Engineer I
 City of Kingsport

 Date

PROPERTY INFORMATION	Fieldcrest Planned Development area
ADDRESS	Fieldcrest Road
DISTRICT, LAND LOT	7th Civil District, Tax Map 063, a portion of parcel 128.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
Land Use Designation	Industrial
EXISTING USE	Vacant
PROPOSED USE	Future Single and Multifamily

APPLICANT: Darin Karst

REPRESENTATIVE: Chris Alley

INTENT

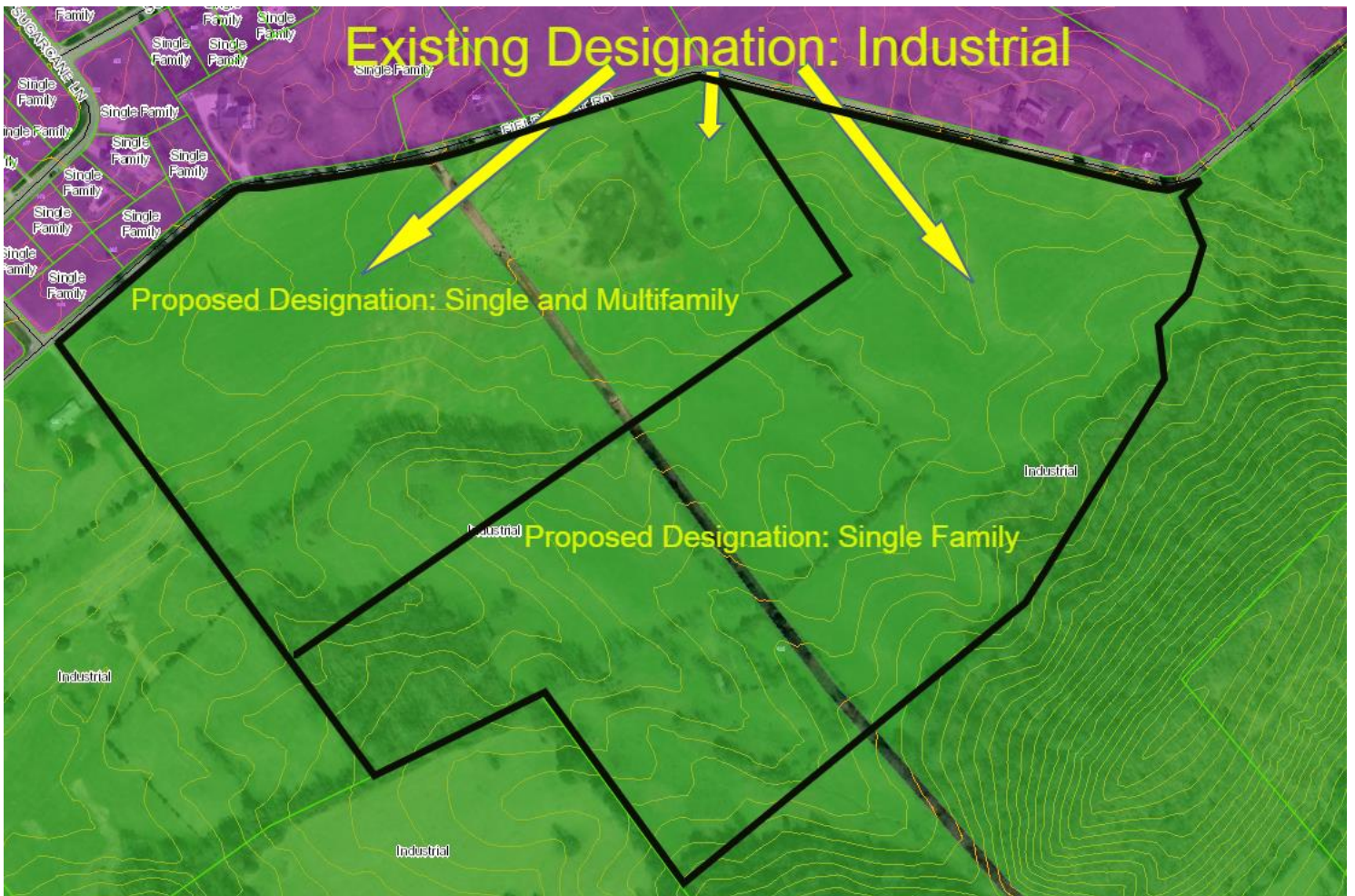
The applicant is requesting to amend the 2030 Future Land Use Plan at the site of the proposed development located at the Fieldcrest Annexation site. The current land use plan designation for this property is Industrial and the applicant is seeking a change to Single and Multi-Family Residential. The property is zoned PD (Planned Development District).

Uses in the PD, Planned Development District, are required to match the designation on the future land use plan. Staff feels that the existing industrial designation for the property is inappropriate at this time due to the need of additional residential units in the community. Subsequently, staff is supportive of the change to single and multifamily residential as described in this report.

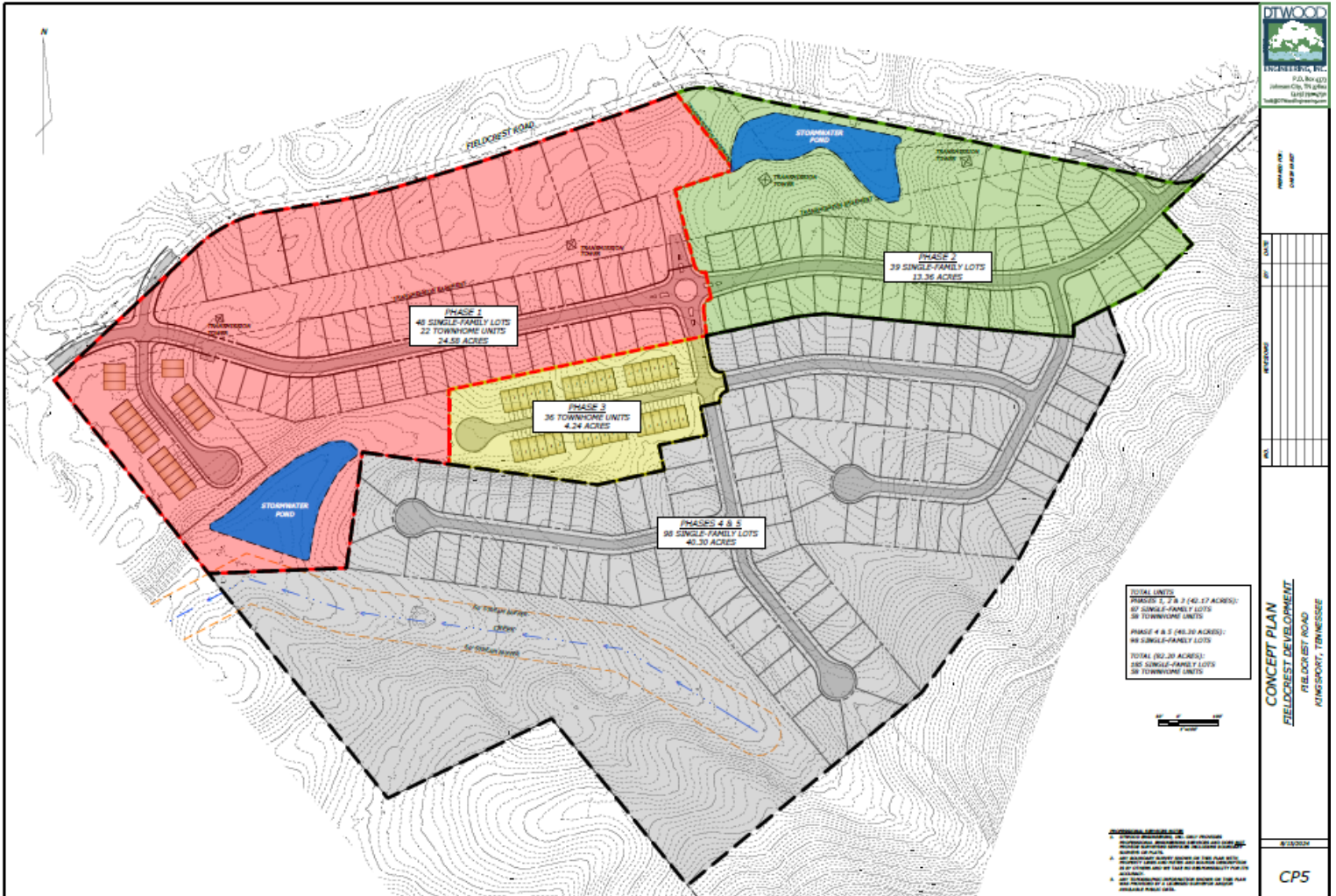
Zoning: PD



2030 Future Land Use Plan (With Proposed Changes)



Submitted Concept Plan for Future Land Use



STAFF ANALYSIS

Staff supports the change from the Industrial future land use in for this site and replacing it with single/multifamily and single family designations. When the 2030 Future Land Use Plan was crafted in 2010, its creators envisioned an industrial setting for this area. Fourteen years later, staff believes that the industrial designation for this area is inappropriate due to the need in the area for residential units.

Later this month an RFQ (Request for Qualifications) will be sent to potential consultants that addresses the City’s desire to update the 2030 Future Land Use Plan. Staff anticipates the land use plan being updated within the next year, removing most of the industrial classification in this area to replace it with residential classifications.

CONCLUSION

Staff recommends changing the requested part of the Fieldcrest development area from Industrial to single/multifamily and single family as shown in the graphics contained in this report.

PROPERTY INFORMATION	Fieldcrest Acres Ph1 Preliminary PD
ADDRESS	Fieldcrest Road
DISTRICT, LAND LOT OVERLAY DISTRICT	7th Civil District Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	N/A
ACRES	+/-24.41
EXISTING USE	Vacant
PROPOSED USE	Single and Multifamily Residential

APPLICANT: Integrity Building Group

REPRESENTATIVE: Darin Karst, Chris Alley

INTENT

The applicant is requesting preliminary Planned Development plat approval for the Fieldcrest Acres Phase 1 off of Fieldcrest Road.

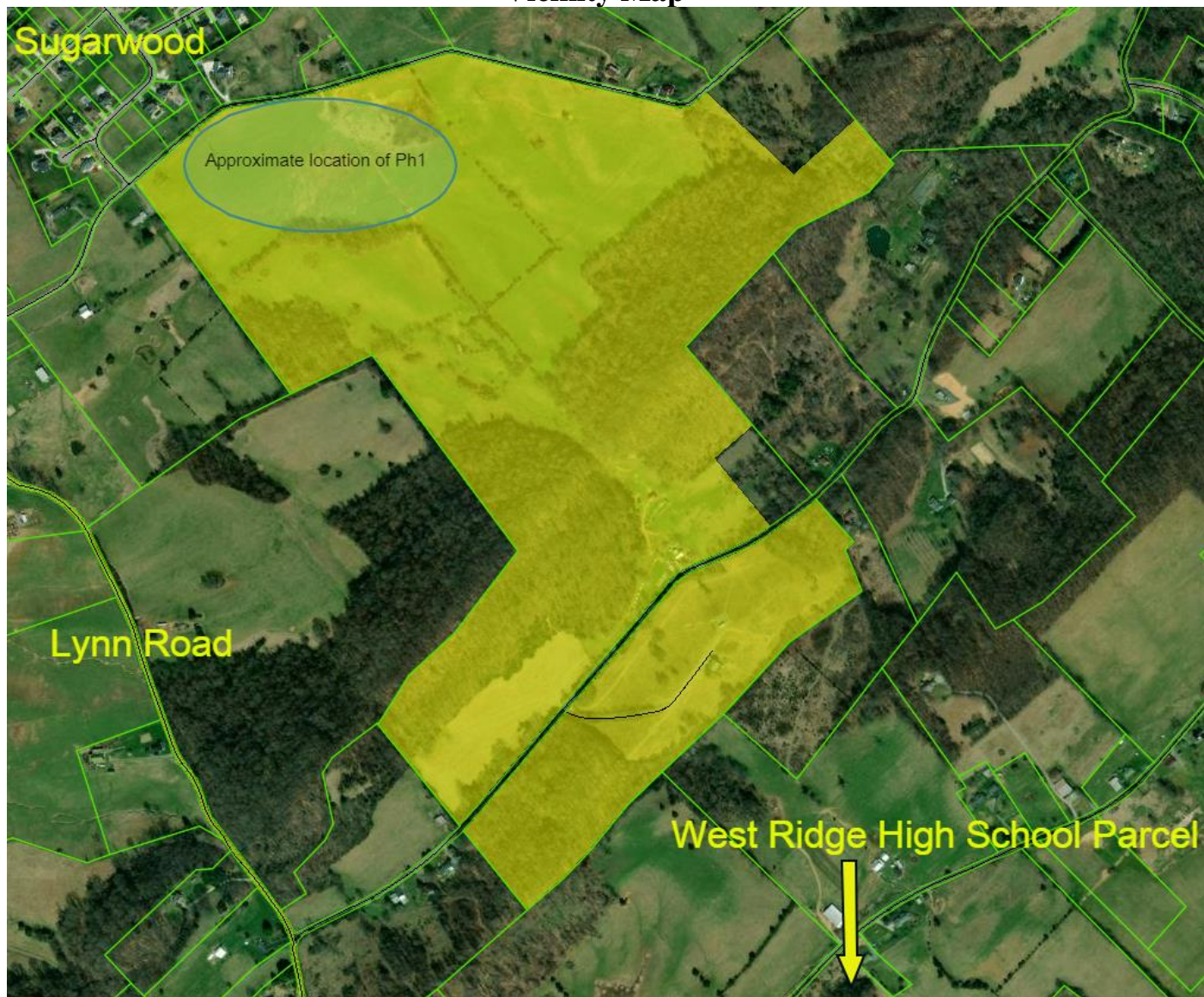
The proposal consists of 48 single family lots and 22 townhome units.

The plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 38.5% of the first 3 phases or 16.23 acres (all 3 phases combined is approximately 42.15 acres in size). This qualifies the development for a density of up to 8 units per acre. The proposed density of the development is 3.4 units per acre through the first three phases. Of note, phase 1 consists of a total of 24.411 acres. Unnamed Road B on the submittal is a residential lane proposed to serve 22 townhome units. Unnamed Road A is a local street cross section that will serve 34 single family homes for phase 1.

The applicant has submitted an accompanying variance request to address the transition from the existing Fieldcrest Road to what is currently named "Unnamed Road A." The variance for the connection of Road A to Fieldcrest Road is proposed to be tapered from 20' to the standard 25' for a local street. **The applicant desires to not construct curb or sidewalk for the first approximate 130' of this section** due to the lack of an existing ditch to channel the associated water runoff. A second variance for the connection of Fieldcrest West to Road A is proposed to be an extension of the existing 20' Fieldcrest Road with 5' grass shoulders. **The variance amounts to 5' of pavement width, no curb, and no sidewalks which impacts the first 200' of the connection off "Fieldcrest West."** The rationale is similar to the first variance request in that there is no established ditch along Fieldcrest Road and granted variances will not concentrate water runoff. Outside the transition area described above there are no other needed variances.

Staff recommends granting preliminary approval along with the two accompanying Unnamed Road A variances of no curb, gutter, sidewalk, and the 5' street width decrease for the Fieldcrest West connection.

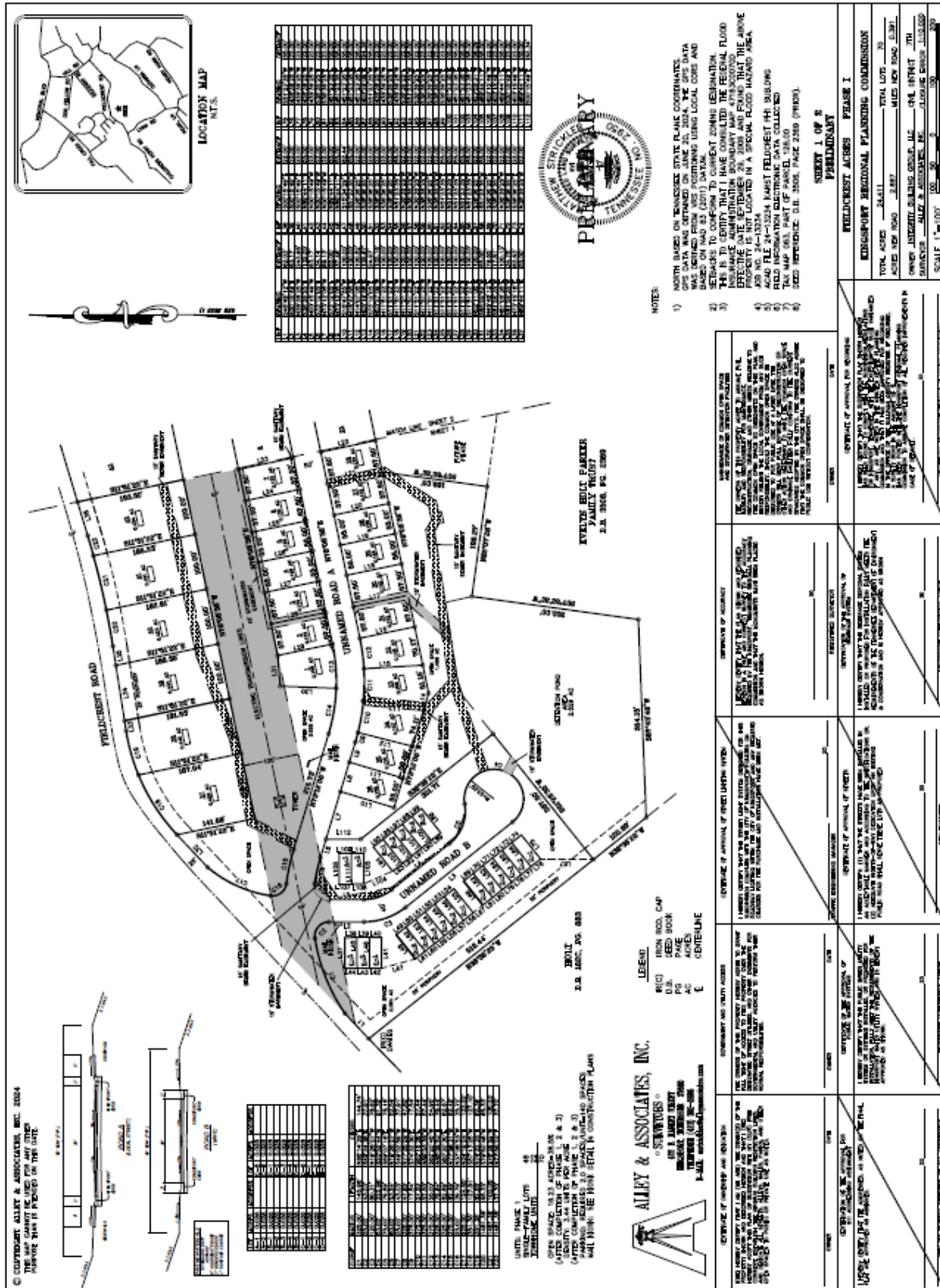
Vicinity Map



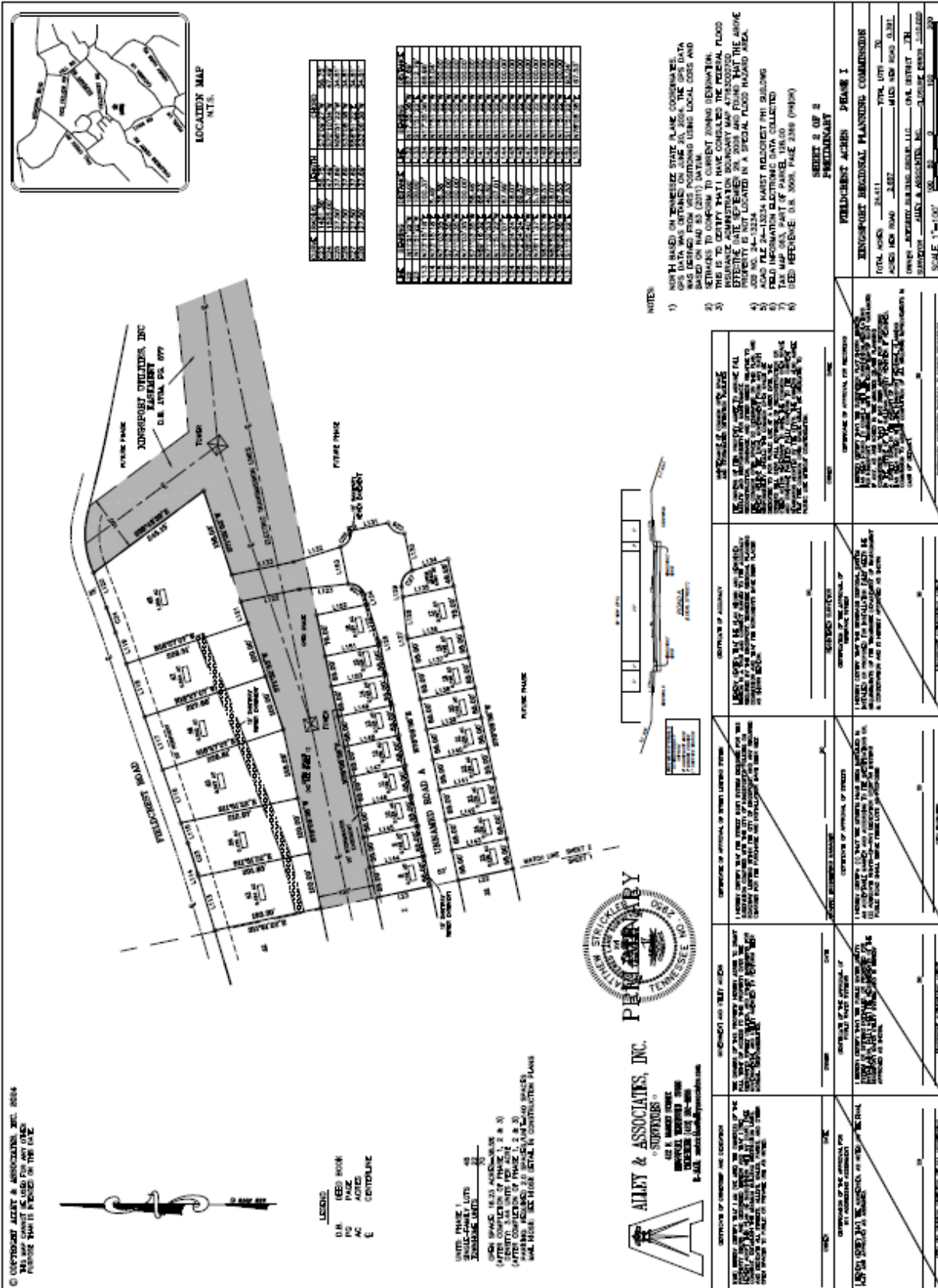
Zoning Map: PD, Planned Development zone



Preliminary Plat Sheet 1



Preliminary Plat Sheet 2



Variance Submittal Letter and Supporting Documents



DTWood Engineering, Inc.

Land Development Design & Consulting

September 10 2024

Kingsport Regional Planning Commission

**RE: Fieldcrest Acres- Phase 1
Fieldcrest Road
Variance Request for Street Connections**

We are requesting the following variances for the proposed roadway cross-sections:

Connection of "Road A" to Fieldcrest Road

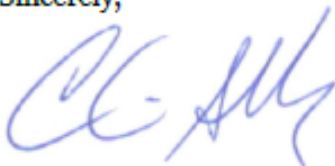
We are proposing a taper section from the Beginning of Construction (Sta. 11+51.37) to Sta. 12+80. This section of roadway will transition between the existing Fieldcrest Road width of ~20' to the proposed "Road A" width of 25'. Due to the lack of an established roadside ditch along Fieldcrest Road, we are proposing that no Kingsport curb or sidewalk be installed in this section. This will allow runoff from this section of roadway to remain in more of a sheet flow condition and not create any areas of concentrated flow.

Connection of "Fieldcrest West" to "Road A"

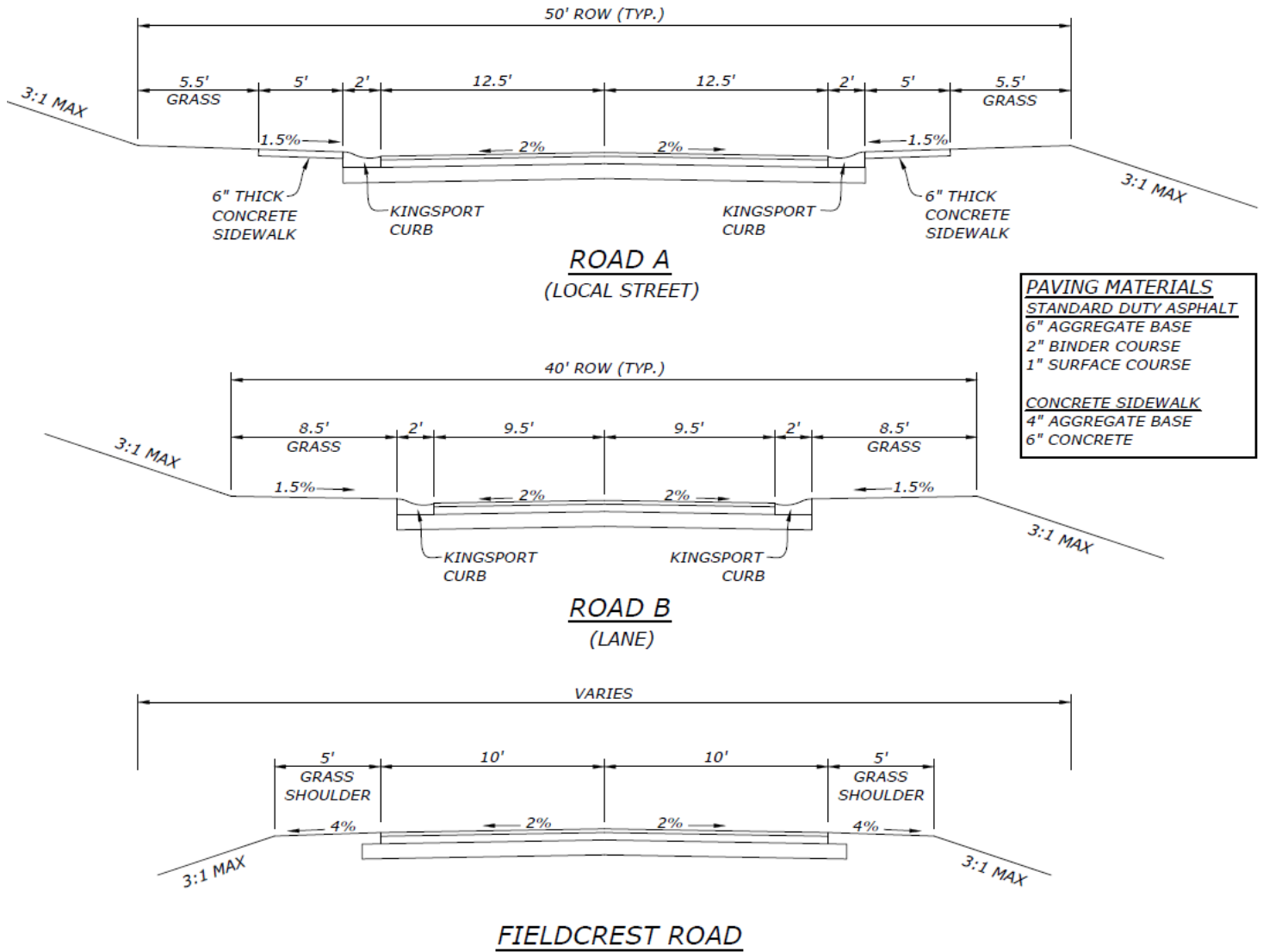
We are proposing the section of roadway labeled as "Fieldcrest West" be 20' wide asphalt with 5' grass shoulders. This would match the existing width of Fieldcrest Road, and the utilization of grass shoulders would more closely match the current condition of Fieldcrest Road which does not have an established roadside ditch. By not installing curbs in this section, runoff from this section of roadway can remain in more of a sheet flow condition and not create any areas of concentrated flow.

Please feel free to contact me at (423) 384-7824 or via email at Chris@DTWoodEngineering.com if you have any questions or need any additional information.

Sincerely,



Chris Alley, P.E.
Project Manager



View East



View West



Entrance to Sugarwood (Across from Road A)



Future Road A Entrance Into Development



View of Curve Along Existing Fieldcrest Road



Map with Arrow Indicating the Above Picture Orientation



View South (Toward West Ridge High School)**Conclusion**

Staff recommends granting preliminary approval along with the accompanying Unnamed Road A variances of no curb, gutter, or sidewalk for the first 130 feet of Road A and no curb, gutter, or sidewalk and the 5' street width decrease to match exiting conditions for the Fieldcrest West connection to Road A. It is staff's opinion that the proposal is an appropriate solution for addressing the transition from the existing Fieldcrest road to the proposed new local city street. The variances have been reviewed by and are also supported by the Kingsport Engineering Division as well as Kingsport Water Services.



September 11, 2024

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

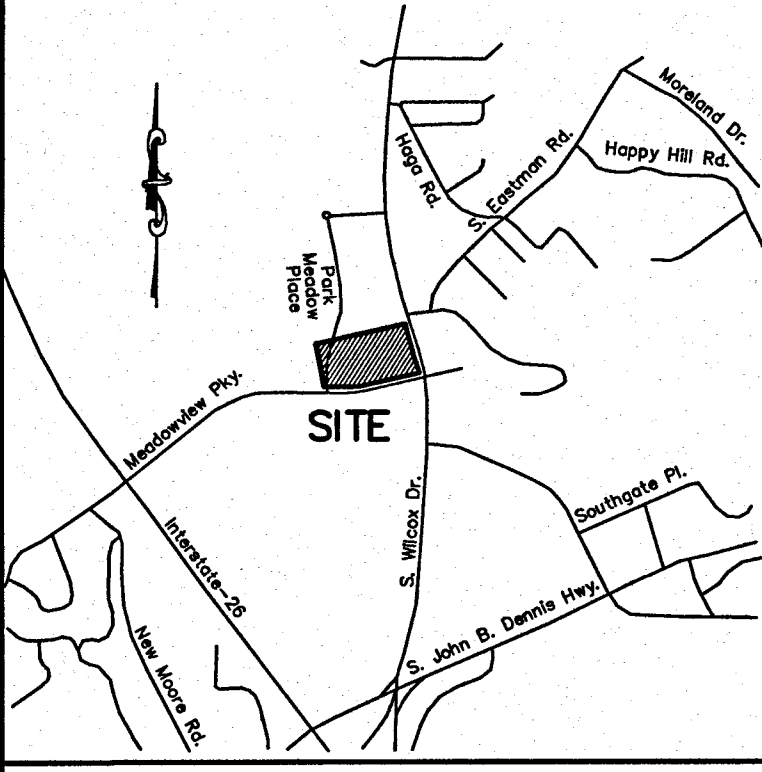
Chairman Duncan:

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

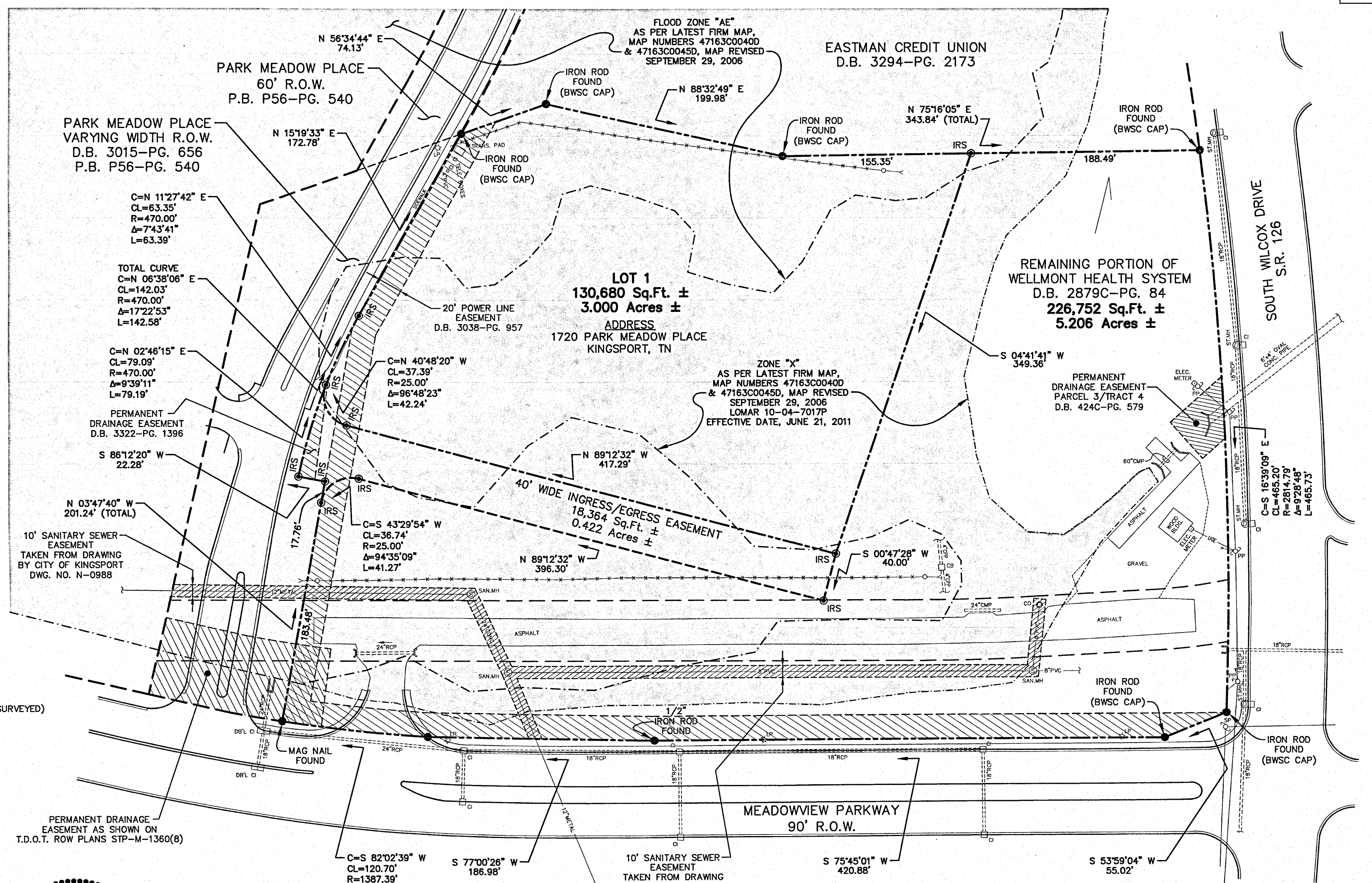
1. 1720 Park Meadow Place
2. 2506 Glasgow Street
3. 4868 Eagle Pointe
4. 710 Cox Hollow Road
5. 1273 Fall Creek Road
6. Retreat at Hunt's Crossing Phase 2A Lots 12-17 and New ROW
7. E. Main Street Lots 1R-1, 2R-1A & 4R-1A Block 20
8. 1273 Fall Creek Road
9. 500 Rotherwood/Canongate
10. Kingsport Alliance- Oak Street
11. St. Andrew's Garth Phase 2
12. 1002,1034,1060 Shady View Road
13. 2113 Fort Henry Mall
14. 983 Fall Creek Road/ 231 Old Mill Road
15. 418 Roller Street

Sincerely,

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



VICINITY MAP
N.T.S.



LINE LEGEND

- IRS ⊙ - IRON ROD SET (TH&P CAP)
- - PROPERTY LINE (SURVEYED)
- - - - - PROPERTY ADJOINING LINES (NOT SURVEYED)

Slide A-1752

Sheena Tinsley, Register Sullivan County	
Rec #: 361511	Instrument #: 24012920
Rec'd: 15.00	Recorded:
State: 0.00	8/5/2024 at 12:54 PM
Clerk: 0.00	in Plat
Other: 2.00	59
Total: 17.00	PGS 397-397

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

Chin Daboy 8/1/24
KINGSPORT AUTHORIZING AGENT DATE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

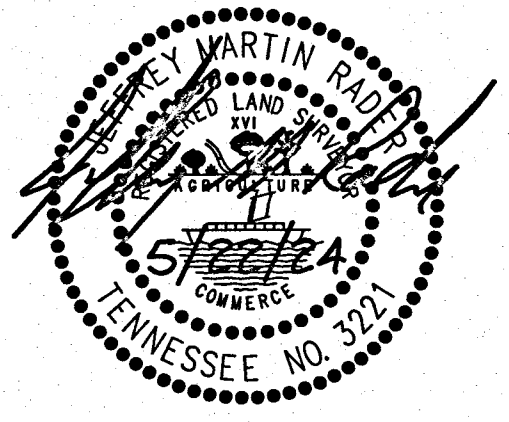
I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, DIVISION OF WATER RESOURCES, OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND HEREBY APPROVED AS SHOWN.

Chin Daboy 8/1/24
KINGSPORT AUTHORIZING AGENT DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(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.

Alan Lee DATE
OWNER DATE



I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Jeffrey M Rader 5/22/24
TENNESSEE REGISTERED LAND SURVEYOR DATE

NOTES :

- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- ALL IRON RODS SET WITH PLASTIC TH&P CAPS.
- THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
- BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
- DEED REFERENCES : D.B. 2879C-PG. 84.
- TAX REFERENCE : MAP 076, PARCEL 006.91
- CURRENT ZONING : BC (Business Conference Center District)

FLOOD NOTE :

The subject property lies in special flood hazard area, Zone "AE" & Zone "X" as per the latest FIRM Map, Map numbers 47163C0040D & 47163C0045D, Maps revised September 29, 2006. Zone "X" is defined as 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

CERTIFICATE OF ACCURACY

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

Jeffrey M Rader 5/22/24
TENNESSEE REGISTERED LAND SURVEYOR DATE

CERTIFICATION OF THE APPROVAL OF STREETS

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

John White 8-1-24
CITY ENGINEER DATE

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

John White 8-1-24
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT, TENNESSEE 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 THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

John White 8/1/24
DATE
SECRETARY OF THE KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION



Tysinger, Hampton & Partners, Inc.
Civil Engineering · Surveying · Environmental Consulting
7 WORTH CIRCLE
JOHNSON CITY, TENNESSEE 37601
Phone: (423) 282-2687 · Fax: (423) 854-4563
Email: thp@tysinger-engineering.com
WWW.TYSINGER-ENGINEERING.COM
CAD FILE : 2423200s-Plat.dwg

SUBDIVISION OF THE
WELLMONT HEALTH SYSTEM PROPERTY

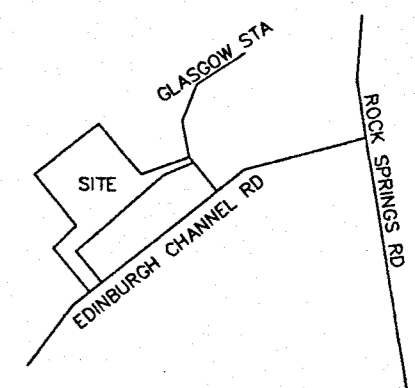
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	8.206 Ac.±
TOTAL LOTS	2
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	WELLMONT HEALTH SYSTEM
CIVIL DISTRICT	13th
SURVEYOR	JEFFREY MARTIN RADER
CLOSURE ERROR	1/10,000
SCALE 1" = 60'	0 30 60 120
RKT	

DIVISION OF GROUNDWATER

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. 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.



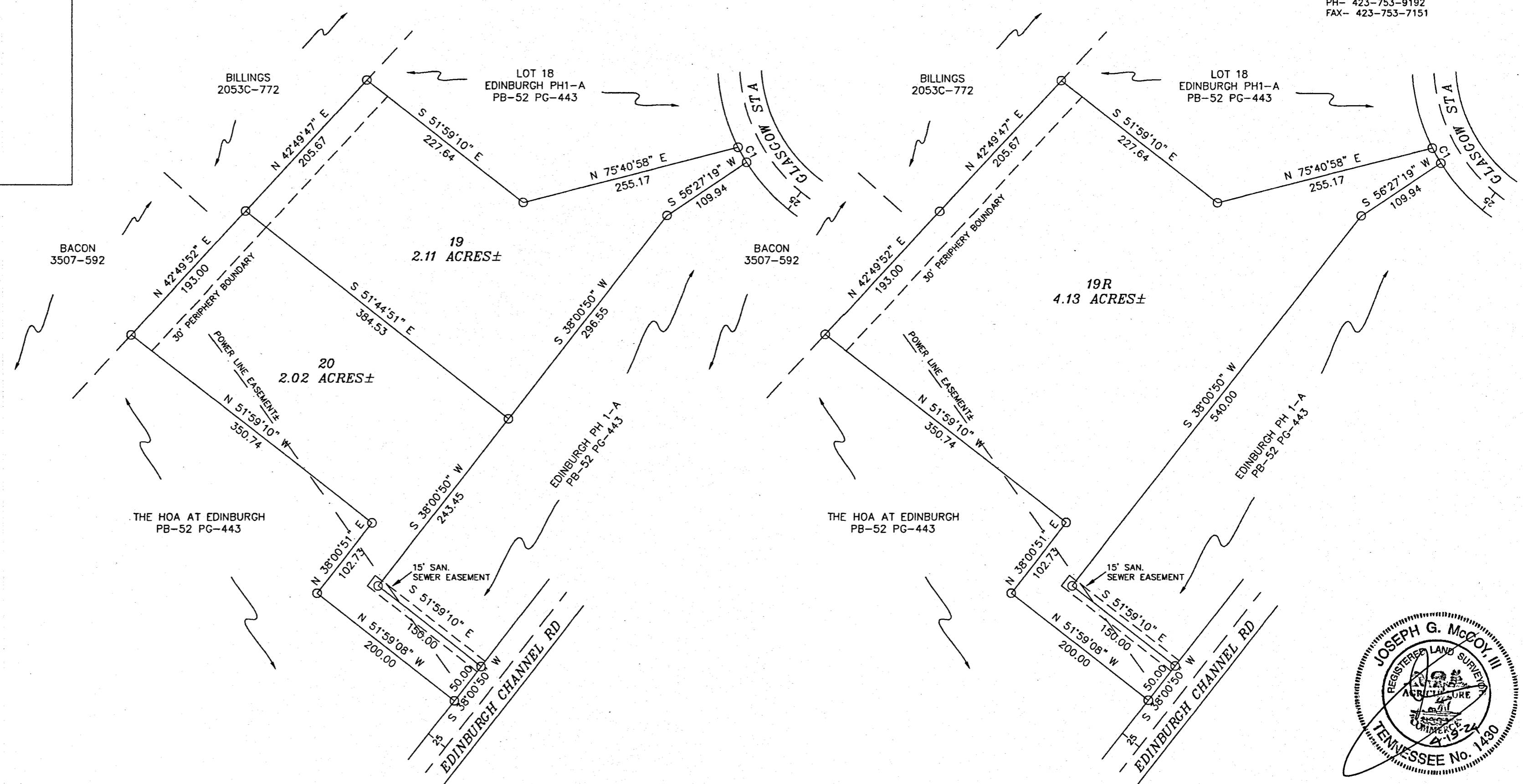
LOCATION MAP (N.T.S.)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.01	220.00	5°12'38"	S 29°24'00" E	20.00

BEFORE

AFTER



McCoy Land Surveying
806 East Jackson Blvd Ste 11
Jonesborough, Tenn 37659
PH- 423-753-9192
FAX- 423-753-7151

Slide A-1752

Sheena Tinsley, Register
Sullivan County
Rec #: 361511 Instrument #: 24012921
Rec'd: 15.00 Recorded
State: 0.00 8/5/2024 at 12:54 PM
Clerk: 0.00 in Plat
Other: 2.00 59
Total: 17.00 PGS 398-398

KINGSPORT UTILITY DISTRICT

IR(O)- IRON ROD OLD
IR(N)- IRON ROD NEW

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47163C0230D DATED SEPTEMBER 29TH, 2006.
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
BUILDING SETBACKS ARE TO CONFORM TO THE CURRENT ZONING.
SUBJECT PROPERTY TAX MAP: 0119A GRP: C PARCELS: 019.00 & 027.00
SUBJECT PROPERTY DEED REF: PB-52 PG-443

NOTATION OF EASEMENTS
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM THE IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENT 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.

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved and assigned.

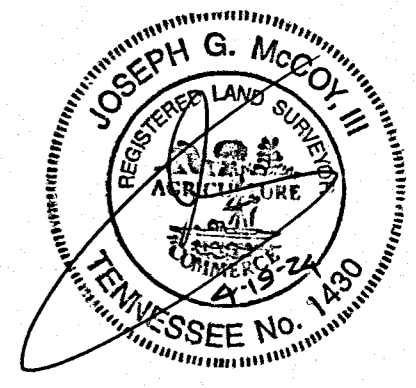
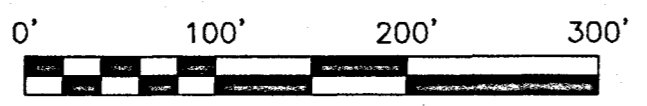
Date August 5 20 24

Signature of Sullivan County Director of 911 Addressing or His/Her authorized representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

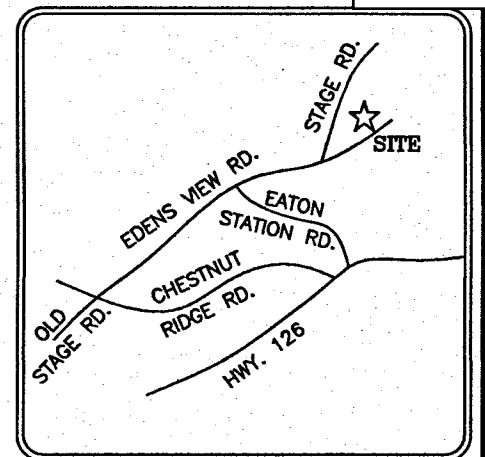
I hereby certify that the private or public sewerage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

Date 8/2 20 24
Signature of Kingsport Authorizing Agent

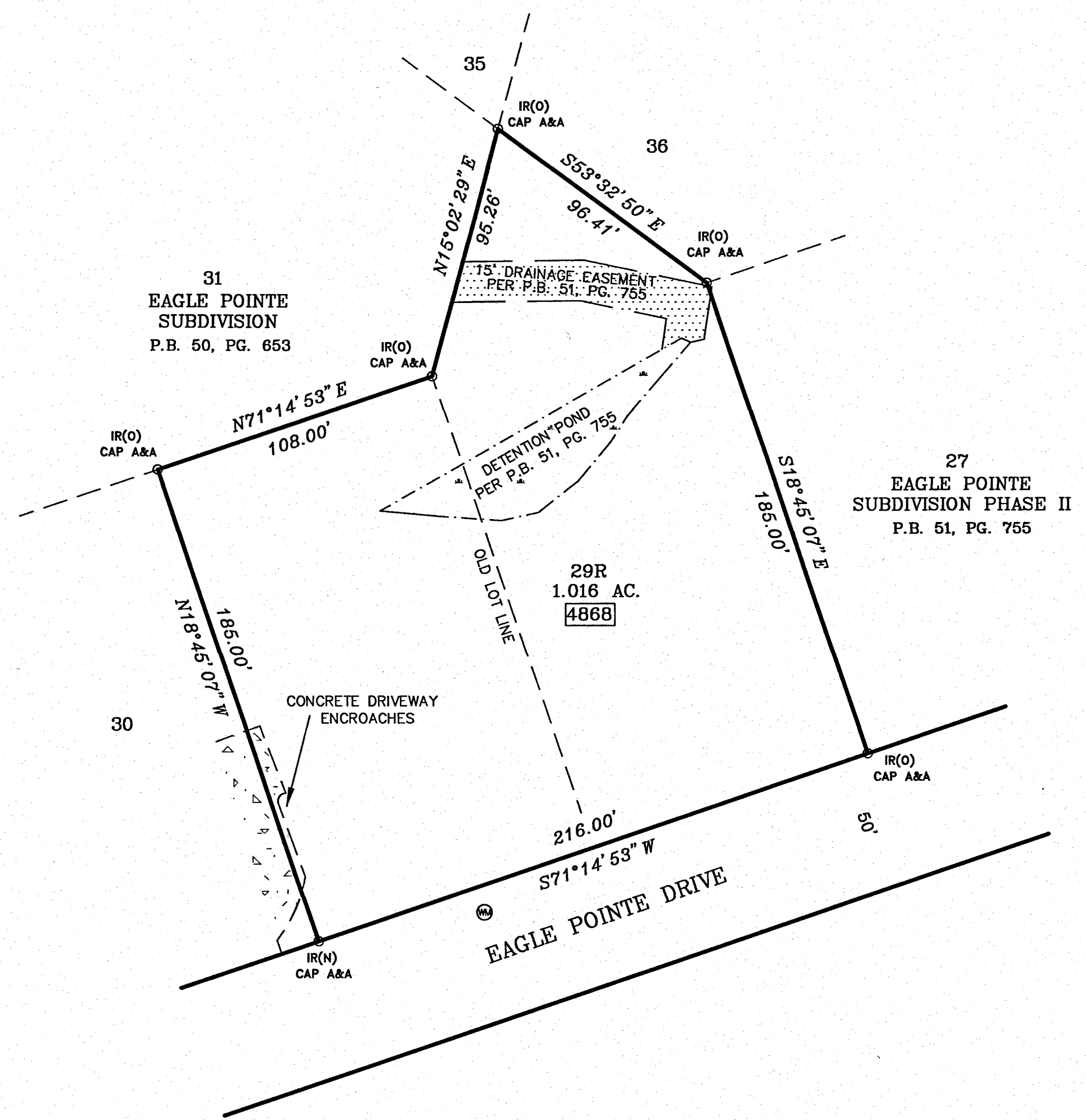


SUBJECT PROPERTY ADDRESS TO BE 2506 GLASGOW STATION.

<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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 minor variances, 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 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>Date 8/5 20 24</p> <p>Confirmed by the Kingsport Regional 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 Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.</p> <p>Date 8-19 20 24</p> <p>Tennessee Registered Land Surveyor</p>	<p>CERTIFICATION 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 local utility district, and are hereby approved as shown.</p> <p>Date 8/2 20 24</p> <p>Local Utility District Provider or His/Her Authorized Representative</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I hereby certify (circle one): (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) Plot has been approved with a performance guarantee set by the the Sullivan County Regional Planning Commission</p> <p>Date 20</p> <p>City Engineer or Sullivan County Commissioner or Highways</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 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 space to public or private use as noted.</p> <p>Date August 2 20 24</p> <p>Owner</p>	<p>REPLAT OF LOTS 19 & 20 OF THE EDINBURGH PH 1-A S/D</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES= 4.13± TOTAL LOTS= 1 ACRES NEW ROAD= -0- MILES NEW ROAD=-0-</p> <p>OWNER= AEBI CIVIL DISTRICT=15TH SURVEYOR= McCoy CLOSURE ERROR= 1-10000+ SCALE= 1-100'</p>
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LOCATION MAP
N.T.S.



LEGEND

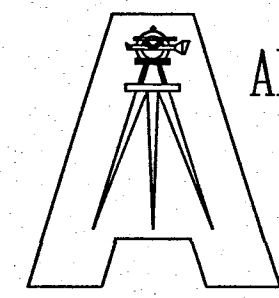
- IR(O) IRON ROD, OLD
- IR(N) IRON ROD, NEW
- A&A ALLEY & ASSOCIATES
- P.B. PLAT BOOK
- PC. PAGE
- AC. ACRES
- N.T.S. NOT TO SCALE
- ⊕ WATER METER
- 123 911 ADDRESS

Slide A-1752

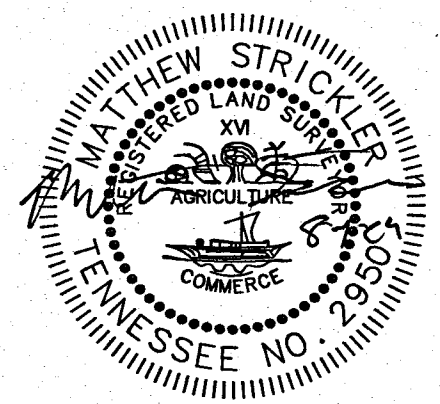
Sheema Tinsley, Register	
Sullivan County	
Rec #: 361511	Instrument #: 24012922
Rec'd: 15.00	Recorded
State: 0.00	8/5/2024 at 12:54 PM
Clerk: 0.00	in Plat
Other: 2.00	59
total: 17.00	PGS 399-399

NOTES:

- 1) NORTH BASED ON S71°14'53"W PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
JOB NO. 24-13487
ACAD FILE 24-13487 DOUTHAT.DWG
TAX MAP 048G "E", PARCELS 028.00 & 029.00
PRIOR PLAT REFERENCES: P.B. 51, PG. 755.
- 4) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 7) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.

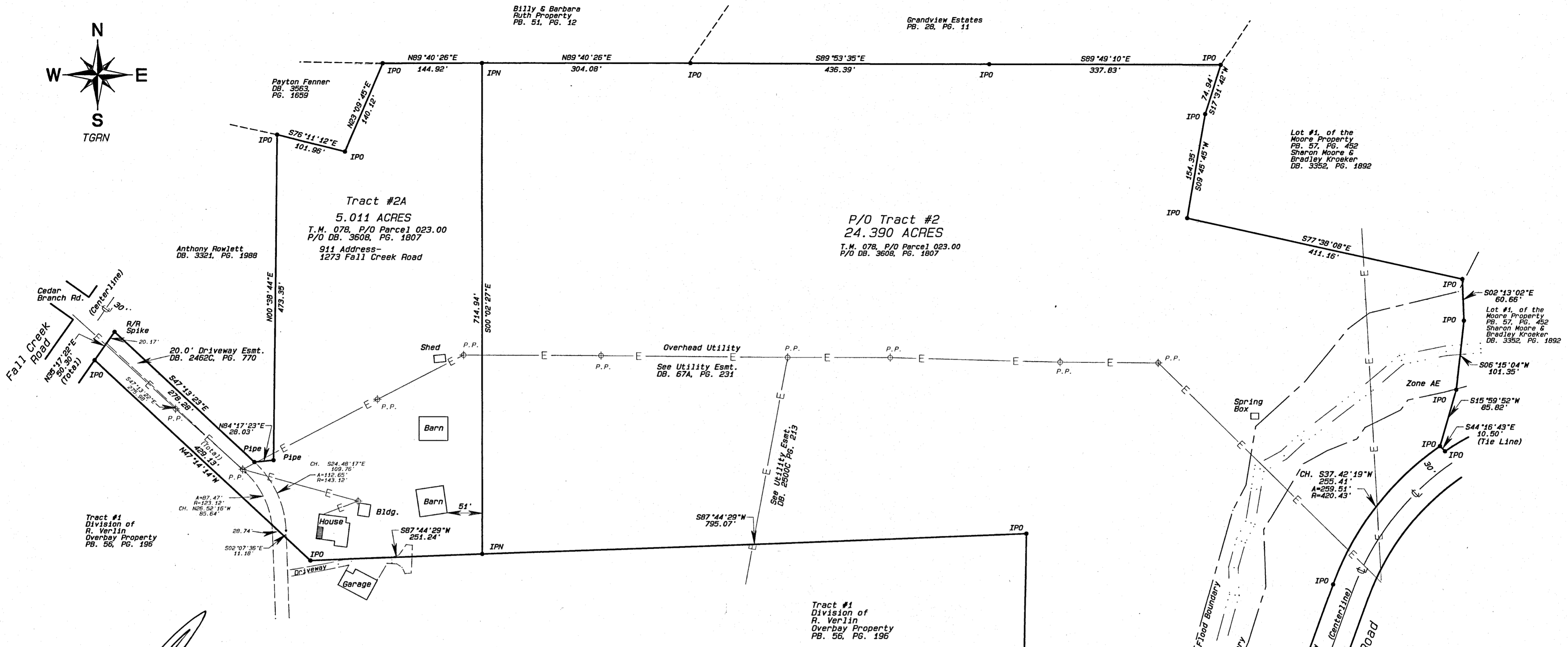


ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
EMAIL: mstrickler@alleyassociates.com



COMBINATION OF LOTS 28 & 29

<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>August 1, 2024 Edward E. Douthat OWNER</p> <p>August 1, 2024 Matthew Strickler OWNER</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 TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>8/1, 2024 Matthew Strickler TENNESSEE REGISTERED LAND SURVEYOR</p>		<p>CERTIFICATION 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 OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION.</p> <p>7-29, 2024 Sullivan County COMMISSIONER OF HIGHWAYS AND/OR REPRESENTATIVE</p>		<p>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</p> <p>LOT 28 WAS PREVIOUSLY APPROVED FOR A SUBSURFACE SEWERAGE SYSTEM SERVING A MAXIMUM OF 1 BEDROOM. PER P.B. 51, PG. 755.</p> <p>LOT 29 WAS PREVIOUSLY APPROVED FOR A SUBSURFACE SEWERAGE SYSTEM SERVING A MAXIMUM OF 3 BEDROOMS. PER P.B. 51, PG. 755.</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 \$10,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>8/5, 2024 Matthew Strickler SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>EAGLE POINTE SUBDIVISION, PHASE II</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.016 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER DOUTHAT CIVIL DISTRICT 10TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1" = 40'</p>	
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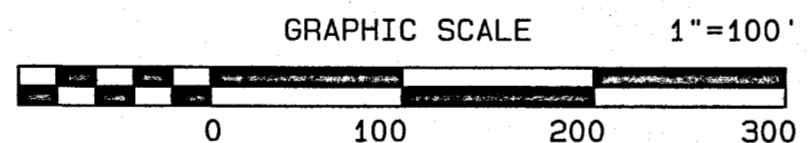


I certify this survey qualifies under the provisions of Section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Kingsport Regional Planning Commission Subdivision Regulations, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size.

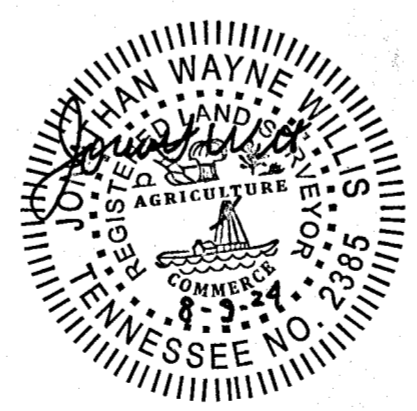
Authorized Signature: *[Signature]* Date: 8/12/2024

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor this survey is subject to an actual title search.
3. 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.
4. 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 or civil engineer or that which may be required by the Kingsport Regional Planning Commission.
5. Current zoning- A-1
"All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
6. Deed Reference- See Above
8. 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.
9. Part of the Property does lie in a flood zone as per Flood Insurance Rate Map 47163C0065D Effective Date Sept. 29, 2006
10. Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways
11. Division over 5 acres shall not be subjected to Subdivision Regulations; however shall adhere to the Sullivan County Regulations effective.



LINE	BEARING	DISTANCE
L1	N02°03'39"E	15.91'
L2	S87°56'22"E	300.45'



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

Slide A-1755

Rec #:	362032	Instrument #:	24013623
Rec'd:	15.00	Recorded:	
State:	0.00	8/13/2024 at 8:00 AM	
Other:	2.00	in Plat	59
Total:	17.00		

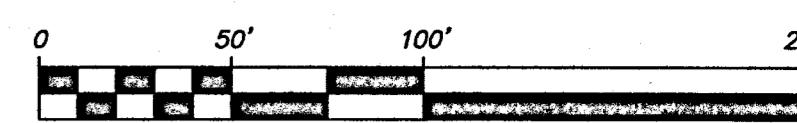
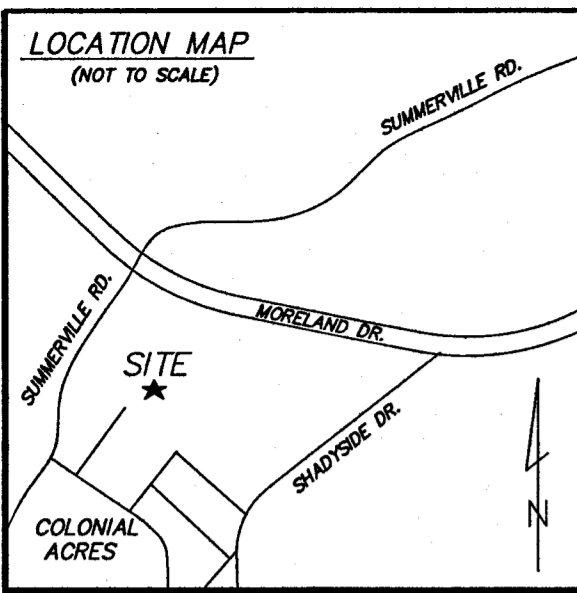
PGS 408-408

Owner's- Sharon E. Moore & Bradley R. Kroeker
29.8050 Total Acres

Tract 2, Division of R. Verlin Overbay Property

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: J.W.
DATE: 8/9/2024	Willis Land Surveying	REVISED 7-12-24
Tax Map 078, Parcel 023.00 & 023.01 DB. 3608, PG. 1807, PB. 56, PG. 196		DRAWING NUMBER
Located in the 7th Civil District of Sullivan County, TN.		5-21-Moore3-24

IPO- Iron Pin (Old)
IPN- Iron Pin (New)
P.P.- Power Pole



SCALE: 1" = 50'

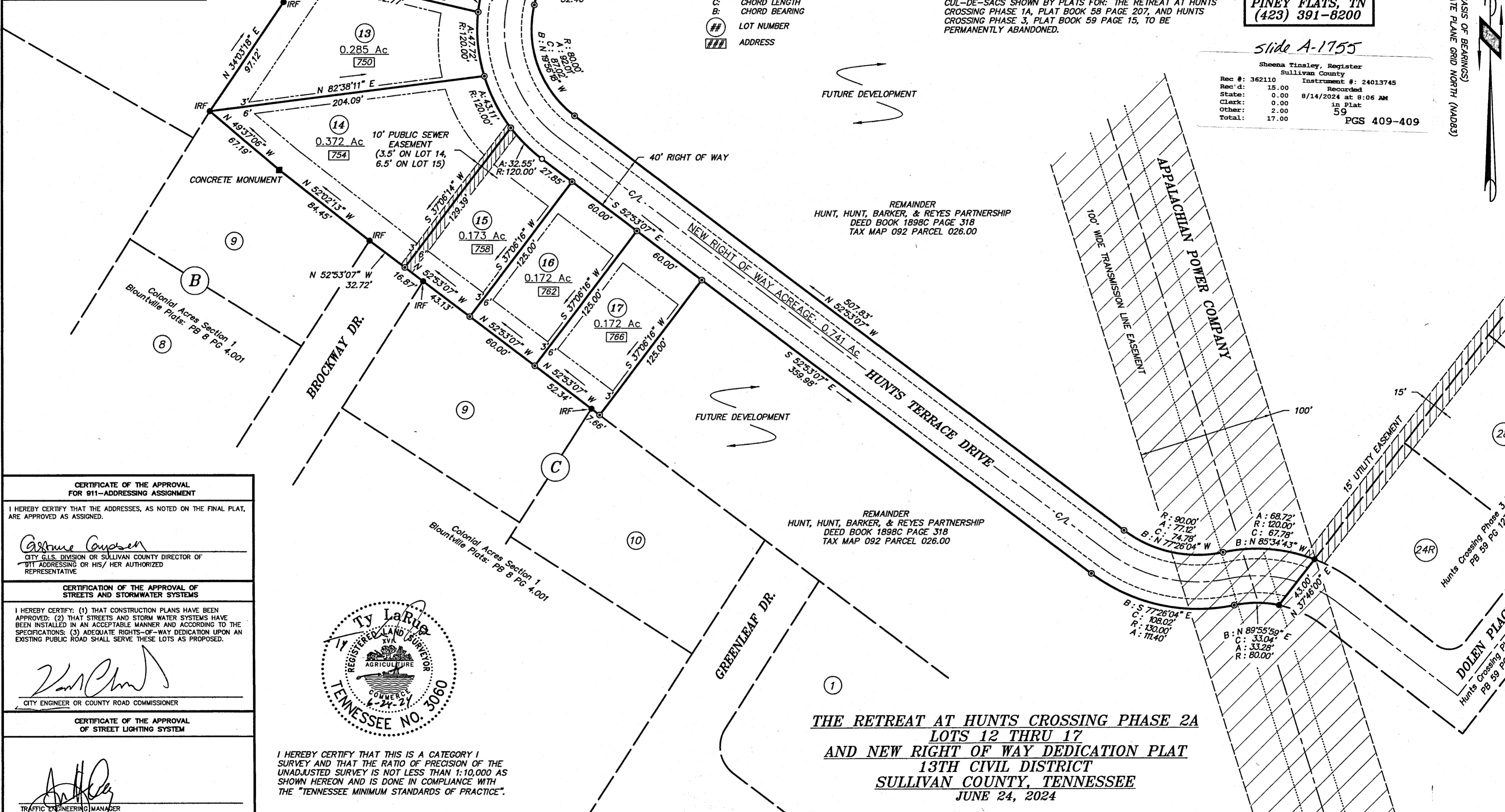


slide A-1755

Sheena Tinsley, Register	
Sullivan County	
Rec #: 362110	Instrument #: 24013745
Rec'd: 15.00	Recorded
State: 0.00	8/14/2024 at 8:06 AM
Clark: 0.00	in Plat
Other: 2.00	59
Total: 17.00	PGS 409-409

- LEGEND**
- IRON ROD OLD (FOUND)
 - ⊙ IRON ROD NEW (SET)
 - CONCRETE MONUMENT
 - O/H UTILITY LINE
 - CENTERLINE
 - BUILDING SETBACK
 - EASEMENT MARGIN
 - PAVED ROAD
 - BOUNDARY LINE (SURVEYED)
 - ADJOINER LINE - R/W MARGIN (NOT SURVEYED UNLESS NOTED)
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - R/W RIGHT OF WAY
 - R: RADIUS
 - A: ARC LENGTH
 - C: CHORD LENGTH
 - B: CHORD BEARING
 - ## LOT NUMBER
 - ### ADDRESS

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



CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Sheena Tinsley
CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

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

Tom Chubb
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM

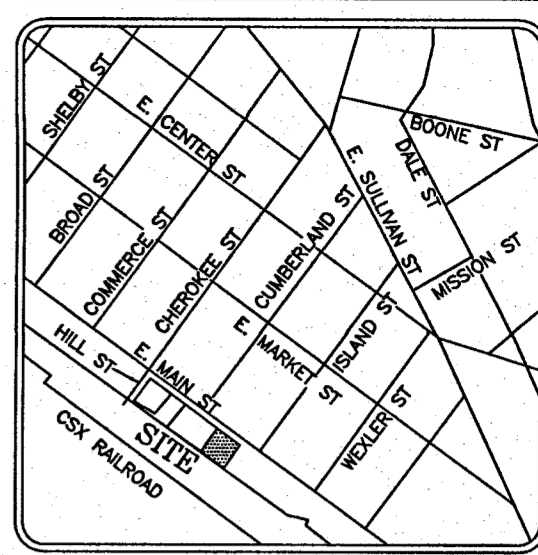
[Signature]
TRAFFIC ENGINEERING MANAGER



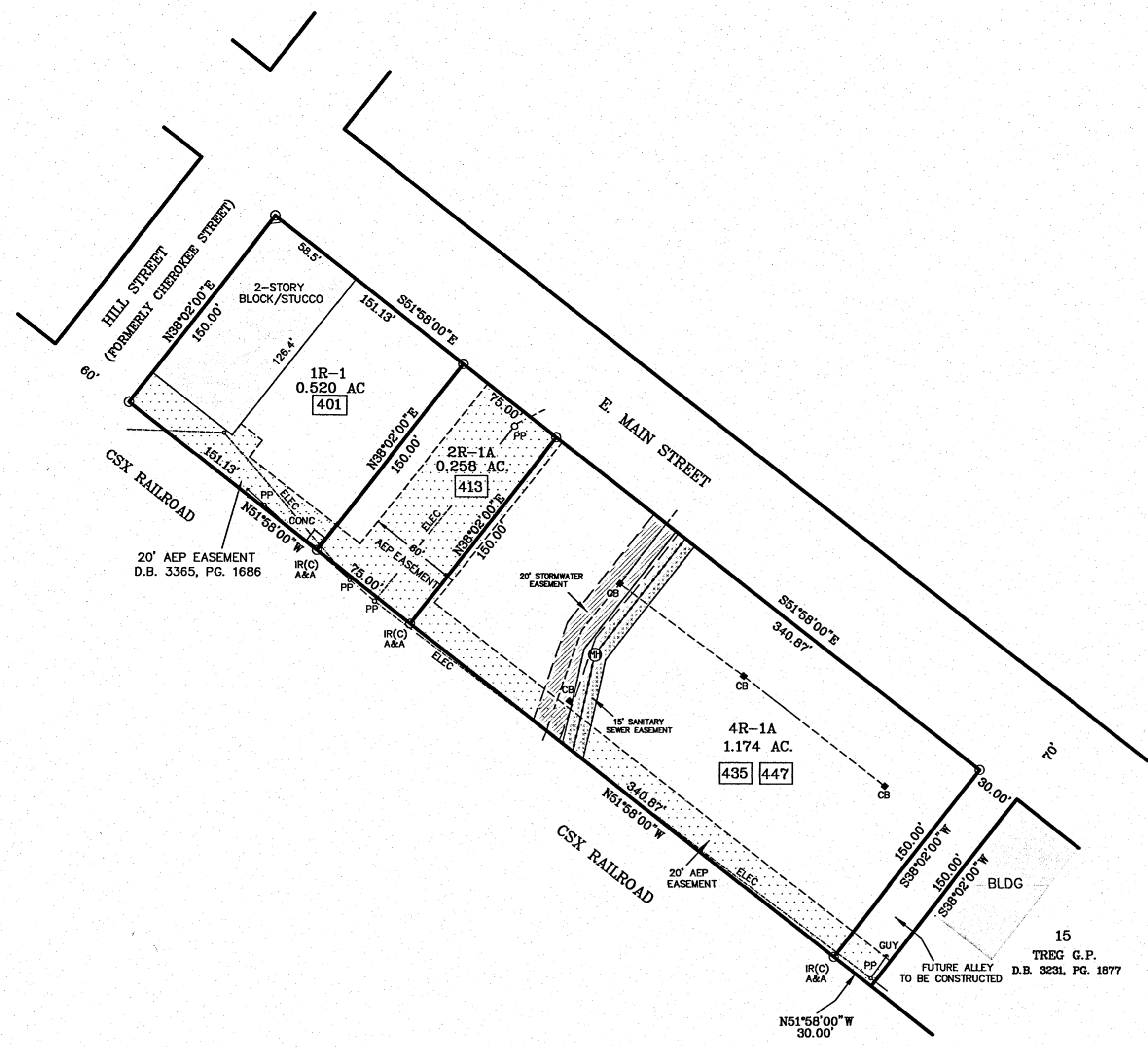
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

**THE RETREAT AT HUNTS CROSSING PHASE 2A
LOTS 12 THRU 17
AND NEW RIGHT OF WAY DEDICATION PLAT
13TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
JUNE 24, 2024**

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	THE RETREAT AT HUNTS CROSSING PHASE 2A LOTS 12 THRU 17 AND NEW RIGHT OF WAY DEDICATION CITY OF KINGSFORT PLANNING COMMISSION
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 INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS. HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	TOTAL ACRES 2.090 Ac. TOTAL LOTS 6 ACRES NEW ROAD 0.741 Ac. MILES NEW ROAD 0.153 MI. OWNER HUNT, HUNT, BARKER, & REYES PART. CIVIL DISTRICT 13TH SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000 SCALE: 1" = 50'
<i>[Signature]</i> KINGSFORT AUTHORIZING AGENT	<i>[Signature]</i> AUTHORIZING AGENT	<i>George C. Hunt</i> OWNER(S)	<i>Ty LaRue</i> 6-24-24 TENNESSEE REGISTERED LAND SURVEYOR #3060	<i>[Signature]</i> SECRETARY, KINGSFORT MUNICIPAL/ REGIONAL PLANNING COMMISSION	Plat P59 Page 409



LOCATION MAP
N.T.S.



LEGEND

- IR(C) IRON ROD, CAP
- A&A ALLEY & ASSOCIATES
- PB PLAT BOOK
- PC PAGE
- DB DEED BOOK
- BLDC BUILDING
- PP POWER POLE
- ELEC ELECTRIC
- CB CATCH BASIN
- N.T.S. NOT TO SCALE
- AC ACRES
- CONC CONCRETE
- AEP APPALACHIAN ELECTRIC POWER
- 723 911 ADDRESS

Side A-1755

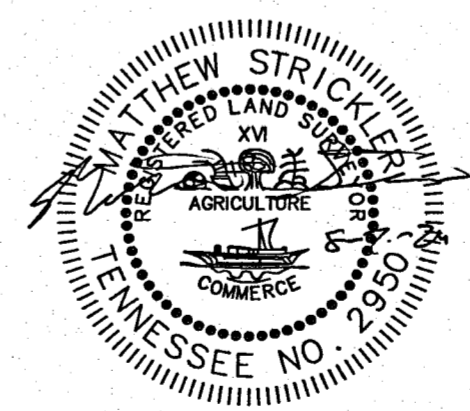
Sheena Finsley, Register	
Sullivan County	
Rec #: 362206	Instrument #: 24013861
Rec'd: 15.00	Recorded
State: 0.00	8/16/2024 at 8:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 410-410

NOTES:

- 1) NORTH BASED ON N51°58'00"W AS SHOWN IN P.B. 57, PG 558
- 2) PROPERTY IS ZONED: B-2
- 3) SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 471630045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 20-12089
- 6) ACAD FILE 20-12089 RESUB OF LOT 4 KEDB.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) TAX MAP 046P "F", PARCELS 3.00, 3.01, 3.10, & 3.12
- 9) DEED REFERENCES: D.B. 3219, PG 295, D.B. 3493, PG. 398 D.B. 3495, PG. 2190
- 10) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP OR MAG NAILS ON CORNERS UNLESS OTHERWISE NOTED DUE TO CURRENT CONSTRUCTION ON MAIN STREET.
- 11) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 14) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN. PRIOR PLAT REFERENCES: P.B. 57, PG 393, P.B. 58, PG. 522 P.B. 57, PG 558, P.B. 59, PG. 31.
- 15) THE PURPOSE OF THIS PLAT IS TO SHOW THE COMPILATION OF LOTS 1R-1, 2R-1A & 4R-1A. THIS PLAT SUPERCEDES ALL PRIOR RECORDED PLATS.

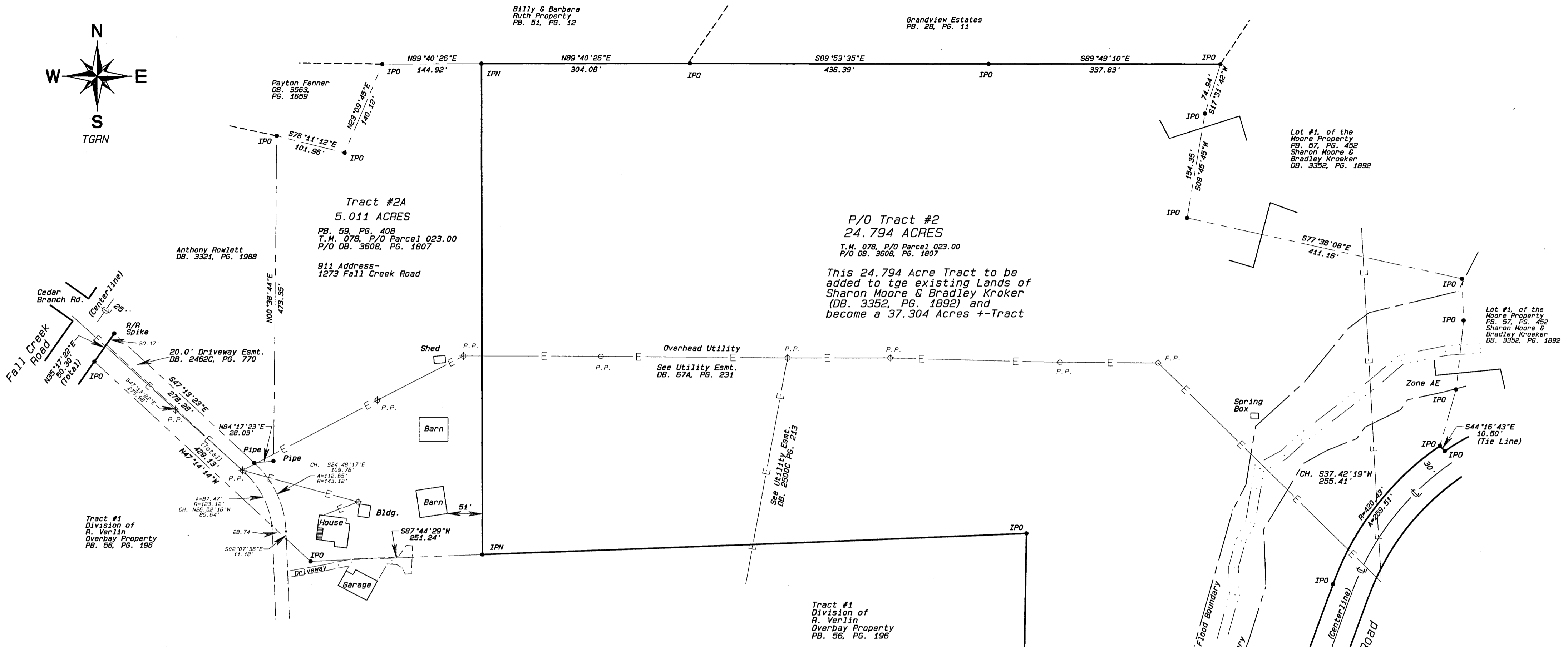
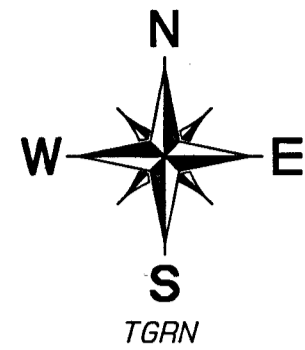


ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET, KINGSFORT, TENNESSEE 37660
 TELEPHONE (423) 392-8896
 E-MAIL: mstrickler@alleyassociates.com



COMPILATION OF
 LOTS 1R-1, 2R-1A & 4R-1A
 BLOCK 20

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: 8-12-24 Date: 8-12-24 Date: 8/13/24		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. Date: 8-13-24		CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE 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 REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. Date: 8/15/24		CITY OF KINGSFORT KINGSFORT REGIONAL PLANNING COMMISSION TOTAL ACRES 1.952 TOTAL LOTS 3 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER BLB PROP, EGAN, INDUST. DEV BOARD CIVIL DISTRICT 11TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=60'	
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: 8/15/24 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING		CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. Date: 20____		CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. Date: 9 AUGUST 20 24 KINGSFORT AUTHORIZING AGENT		CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. Date: 9 AUGUST 20 24 KINGSFORT AUTHORIZING AGENT	

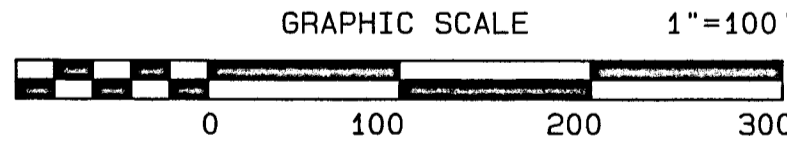


I certify this survey qualifies under the provisions of Section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Kingsport Regional Planning Commission Subdivision Regulations, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size.

Authorized Signature: *[Signature]* Date: 8/21/2024

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor this survey is subject to an actual title search.
3. 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.
4. 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.
5. Current zoning- A-1
"All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
6. Deed Reference- See Above
8. 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.
9. Part of the Property does lie in a flood zone as per Flood Insurance Rate Map 47163C0065D Effective Date Sept. 29, 2006
10. Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways
11. Division over 5 acres shall not be subjected to Subdivision Regulations; however shall adhere to the Sullivan County Regulations effective.



LINE	BEARING	DISTANCE
L1	N02°03'38"E	15.91'
L2	S87°56'22"E	300.45'



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

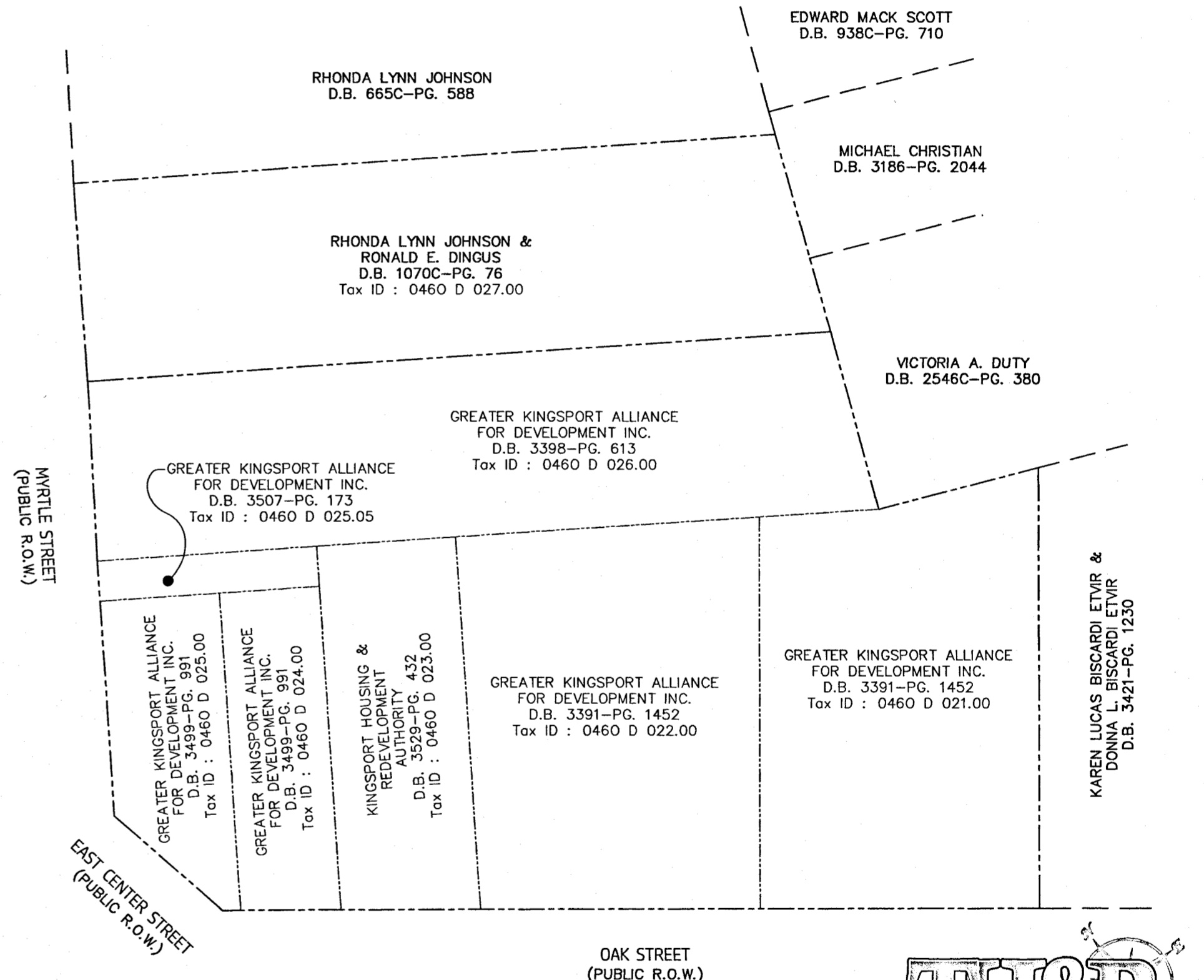
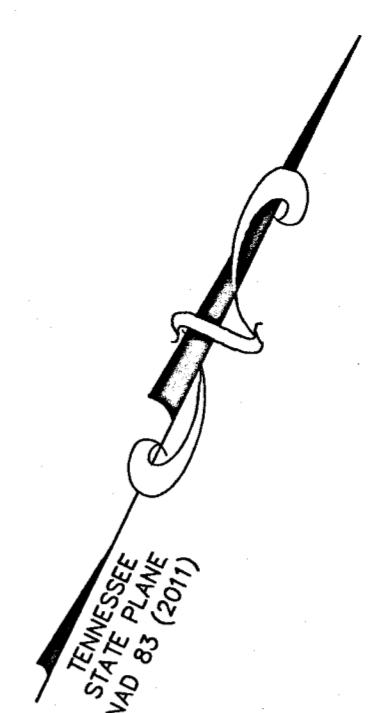
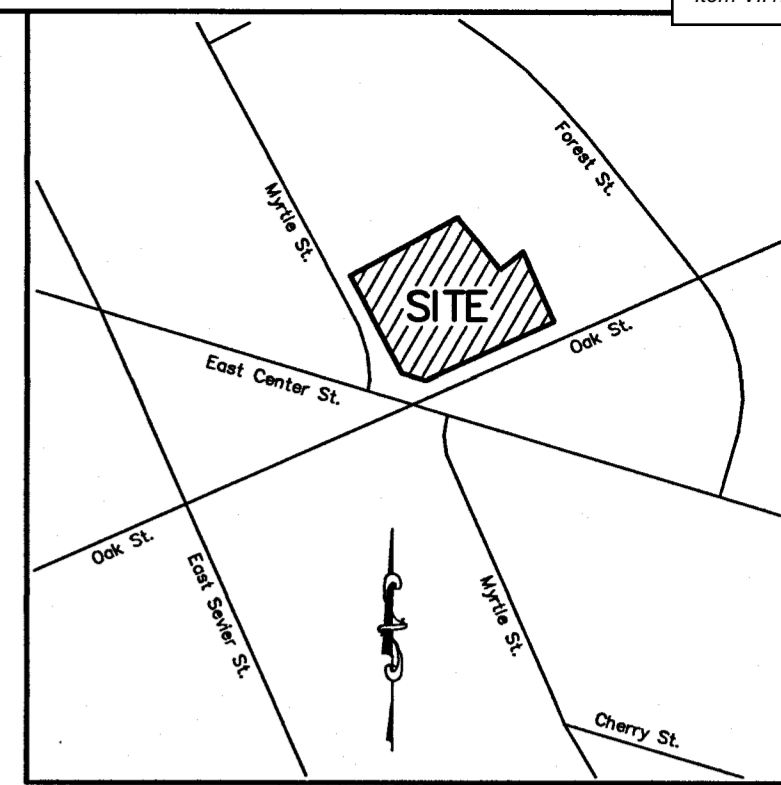
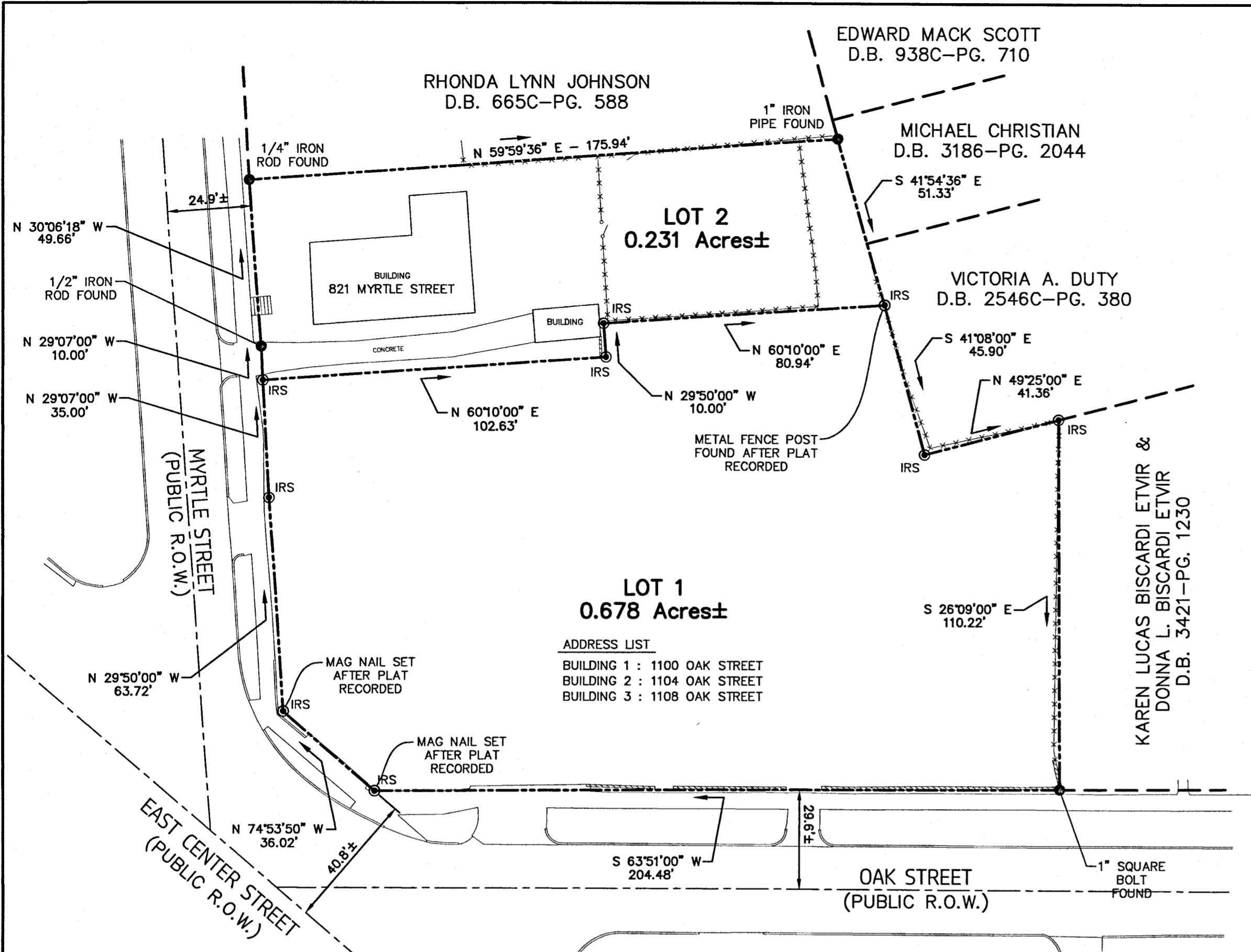
Side A-1956

Sheena Tinsley, Register
Sullivan County
Rec'd: 362574 Instrument #: 24014292
State: 15.00 Recorded
Date: 0.00 8/21/2024 at 12:13 PM
Clerk: 0.00 in Plat
Other: 2.00 P59
Total: 17.00 PGS 415-415

IPO- Iron Pin (Old)
IPN- Iron Pin (New)
P.P. - Power Pole

Owner's- Sharon E. Moore & Bradley R. Kroeker
29.8050 Total Acres

Tract 2, Division of R. Verlin Overbay Property	
SCALE: 1" = 100'	APPROVED BY: <i>[Signature]</i>
DATE: 8/19/2024	Willis Land Surveying
Tax Map 078, Parcel 023.00 & 023.01 DB. 3608, PG. 1807, PB. 56, PG. 196	
Located in the 7th Civil District of Sullivan County, TN.	DRAWING NUMBER 5-21-Moore3-24



AFTER

- LINE LEGEND**
- IRS ● - IRON ROD SET (TH&P CAP)
 - PROPERTY LINE (SURVEYED)
 - PROPERTY ADJOINING LINES (NOT SURVEYED)
 - STREET CENTERLINES

- NOTES :**
- 1.- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - 2.- ALL IRON RODS SET WITH PLASTIC TH&P CAPS.
 - 3.- THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
 - 4.- BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
 - 5.- DEED REFERENCES : D.B. 3391-PG. 1452, D.B. 3398-PG. 613, D.B. 3499-PG. 991, D.B. 3507-PG. 173 D.B. 3529-PG. 432 & D.B. 1070C-PG. 76
 - 6.- TAX REFERENCE : MAP 460, GROUP D, PARCELS 21.00, 22.00, 23.00, 24.00, 25.00, 25.05, 26.00 & 27.00
 - 7.- CURRENT ZONING : R-4

FLOOD NOTE :
 The subject property does not lie in special flood hazard area as per the latest FIRM Map, Map numbers 47163C0045D, Map revised September 29, 2006.

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

John DeLong 8/21/24
 KINGSFORT AUTHORIZING AGENT DATE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, DIVISION OF WATER RESOURCES, OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND HEREBY APPROVED AS SHOWN.

John DeLong 8/21/24
 KINGSFORT AUTHORIZING AGENT DATE



I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(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.

Ronald E. Dings 8/19/24
 OWNER DATE
Tom W. Cuff 8/19/24
 OWNER DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

Jeffrey M. Rader 9/29/23
 TENNESSEE REGISTERED LAND SURVEYOR DATE

CERTIFICATION OF THE APPROVAL OF STREETS

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

Caroline Caudill August 21, 2024
 CITY ENGINEER DATE

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Caroline Caudill August 21, 2024
 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSFORT, TENNESSEE 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 \$ _____ WAS BEING POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Jeffrey M. Rader 8/21/24
 DATE
 SECRETARY OF THE KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION

Slide A-1757
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 362575 Instrument #: 24014293
 Rec'd: 15.00 Recorded
 State: 0.00 8/21/2024 at 12:18 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P59
 total: 17.00 PGS 416-416

BEFORE

TH&P
Tysinger, Hampton & Partners, Inc.
 Civil Engineering · Surveying · Environmental Consulting
 7 WORTH CIRCLE
 JOHNSON CITY, TENNESSEE 37601
 Phone: (423) 282-2687 · Fax: (423) 854-4563
 Email: thp@tysinger-engineering.com
 WWW.TYSINGER-ENGINEERING.COM
 CAD FILE : 2259700s-Plat.dwg

SUBDIVISION OF THE GREATER KINGSFORT ALLIANCE FOR DEVELOPMENT INC. PROPERTY

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.909 Ac±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	GREATER KINGSFORT ALLIANCE FOR DEVELOPMENT INC. CIVIL DISTRICT 11th		
SURVEYOR	JEFFREY MARTIN RADER CLOSURE ERROR 1/10,000		

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

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2024
THIS MAP CAN NOT BE USED FOR ANY OTHER
PURPOSE THAN IS INTENDED ON THIS DATE

LOT	ACRES
# 11	0.130 AC.
# 12	0.098 AC.
# 13	0.103 AC.
# 14	0.111 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00	44.76	44.60	N24°34'15"E
C2	92.63	36.51	36.27	N27°18'42"E
C3	92.63	1.10	1.10	N38°56'31"E
C4	425.00	48.87	48.84	N35°59'15"E
C5	425.00	48.75	48.72	N29°24'27"E
C6	425.00	38.53	38.52	N23°31'27"E
C7	75.00	35.07	34.75	N34°19'20"E
C8	50.00	39.49	38.47	N35°10'18"E
C9	50.00	35.76	35.00	N07°56'27"W
C10	50.00	35.76	35.00	N48°54'56"W
C11	50.00	35.76	35.00	S89°53'24"E
C12	50.00	35.76	35.00	N49°08'07"E
C13	50.00	38.91	37.94	S06°21'09"W
C14	75.00	35.58	35.25	N07°20'08"E
C15	375.00	16.10	16.09	S22°09'23"W
C16	375.00	73.03	72.91	S28°57'53"W
C17	375.00	31.01	31.00	N36°54'45"E
C19	142.63	49.35	49.10	N29°22'14"E
C20	142.63	8.55	8.55	S17°44'25"W
C21	100.00	50.78	50.24	N30°34'09"E
C22	150.00	31.41	31.35	S39°07'06"W
C23	75.00	13.19	13.18	N52°45'26"E

LINE	BEARING	DISTANCE
L1	S36°47'16"E	54.12
L2	S50°43'06"E	80.74
L3	S50°43'06"E	85.96
L4	S50°43'06"E	91.17
L5	S50°50'00"E	96.45
L6	N69°04'24"W	95.03

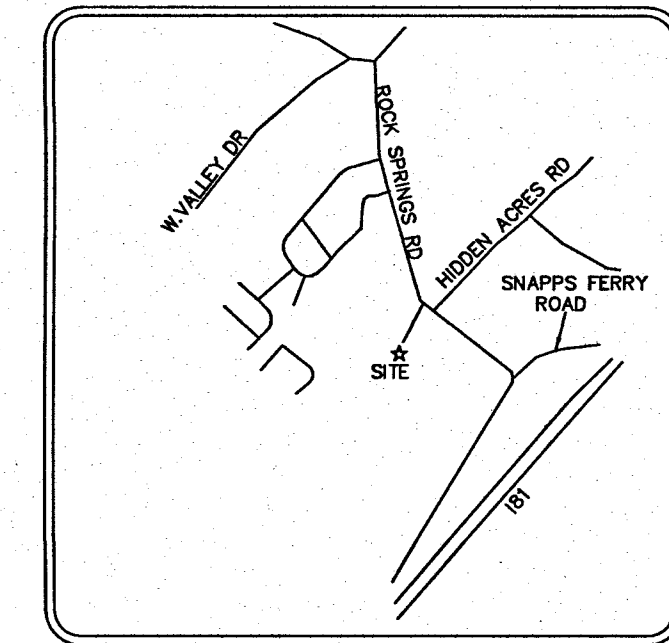
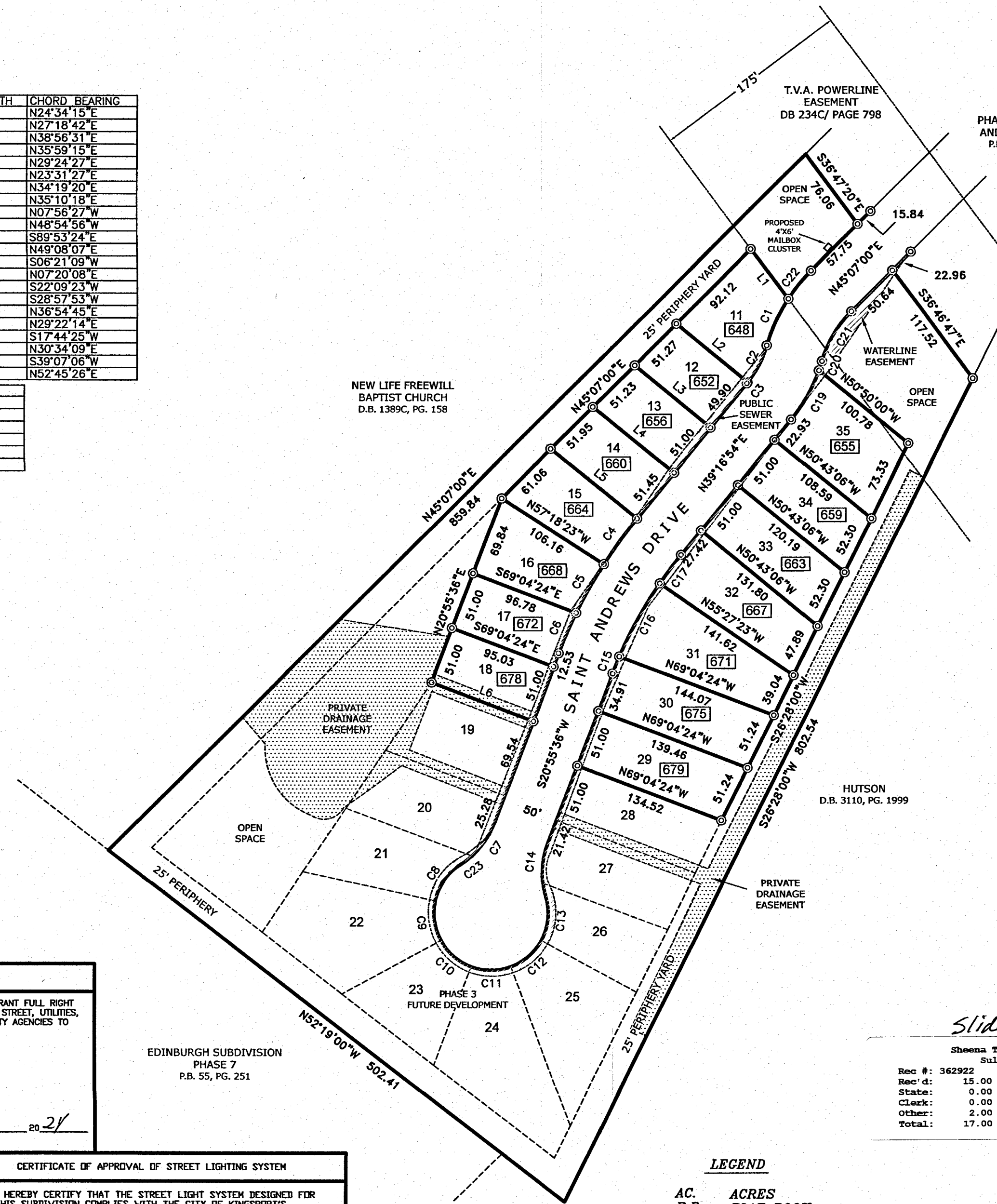
DENSITY CALCULATIONS

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

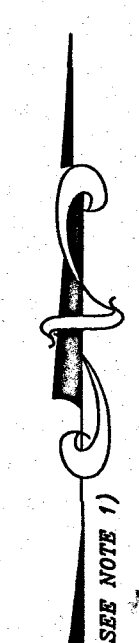
PHASE 2: ACRES/LOTS: 2.052/15 (13.7%)
FUTURE PHASE 3: ACRES/LOTS 1.714/10 (17.1%)

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED PD
- 3) 25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 19-11502
- 6) ACAD FILE 19-11502 TS DESIGN (S.A.G.)DWG
- 7) PERIMETER BOUNDARY TAKEN FROM REFERENCED DEED.
- 8) TAX MAP 119 PARCEL 15.20
- 9) DEED REFERENCE: D.B 3310, PG. 1695.
- 10) PLAT REFERENCE: P.B. 53, PG. 319
- 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) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.



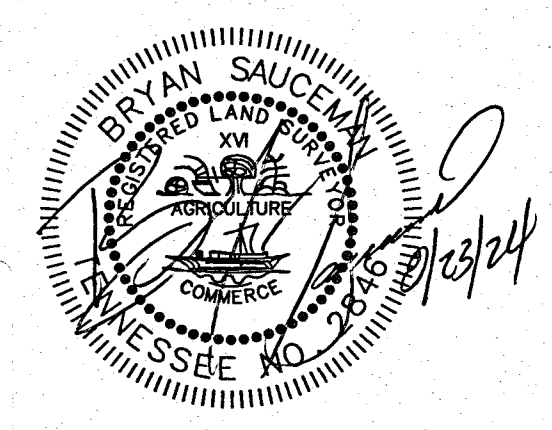
LOCATION MAP N.T.S.



CERTIFICATE OF APPROVAL OF STREETS	GOVERNMENT AND UTILITY ACCESS
I HEREBY CERTIFY (C) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (D) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED	THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET, UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.
<i>[Signature]</i> 8/28/2024 CITY ENGINEER	<i>[Signature]</i> 8/23/2024 OWNER

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

Slide A-1758
Sheena Tinsley, Register
Sullivan County
Rec #: 362922 Instrument #: 24014758
Rec'd: 15.00 Recorded
State: 0.00 8/29/2024 at 8:12 AM
Clerk: 0.00 in Plat
Other: 2.00 P59
Total: 17.00 PGS 420-420



CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF THE 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.
<i>[Signature]</i> 8/26/2024 KINGSPORT AUTHORIZING AGENT	<i>[Signature]</i> 8/26/2024 KINGSPORT AUTHORIZING AGENT	<i>[Signature]</i> 8/28/2024 TRAFFIC ENGINEERING MANAGER

LEGEND
AC. ACRES
P.B. PLAT BOOK
D.B. DEED BOOK
PC PAGE
[123] 911 ADDRESS
N.T.S. NOT TO SCALE
T.V.A. TENNESSEE VALLEY AUTHORITY

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

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF ACCURACY	MAINTENANCE OF COMMON OPEN SPACE	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.	THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.	(I) WE HEREBY CERTIFY THAT I AM (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN 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 \$ 70,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
<i>[Signature]</i> 8/28/2024 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	<i>[Signature]</i> 8/23/2024 REGISTERED SURVEYOR	<i>[Signature]</i> 8/23/2024 OWNER	<i>[Signature]</i> 8/23/2024 OWNER	<i>[Signature]</i> 8/28/2024 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

SAINT ANDREWS GARTH PH. 2, LOTS 11-18, 29-35	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	6.947
TOTAL LOTS	15
ACRES NEW ROAD	0.932
MILES NEW ROAD	0.14
OWNER	TODD STEVENS
CIVIL DISTRICT	13TH
SURVEYOR	ALLEY & ASSOCIATES, INC.
CLOSURE ERROR	1:10,000
SCALE 1"=80'	80 40 0 80 160

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 2-3 defined as Replat of the Hall Property - located in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

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

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

LOT RESTRICTIONS:

Lot 1: Not Approved: Lot 1 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

Lot 2: Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

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

Handwritten signature and date: 8/17/24, Environmental Scientist, TN Division of Water Resources

PEAKGEOMATICS LAND SURVEYORS, P.O. Box 891 Johnson City, TN 37605, 423.202.7093, matt@peakg.com, www.peakg.com

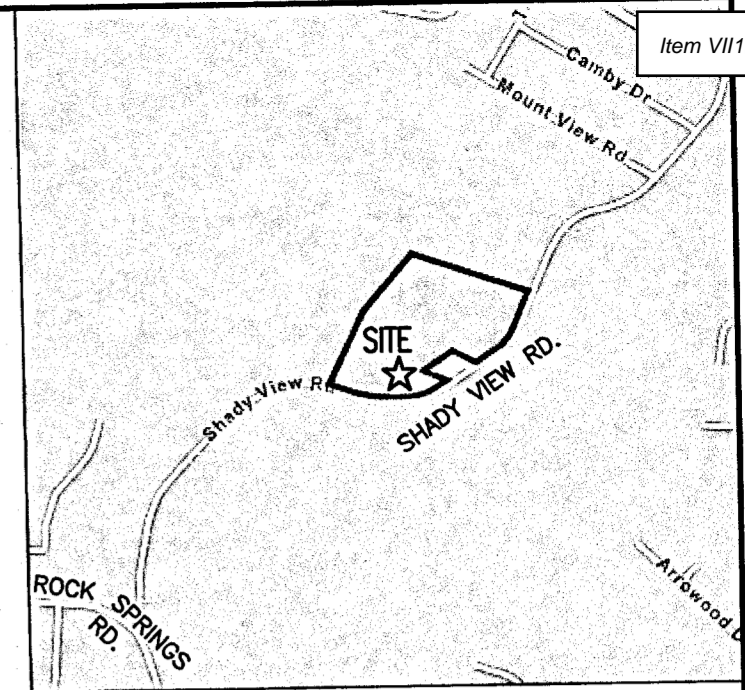
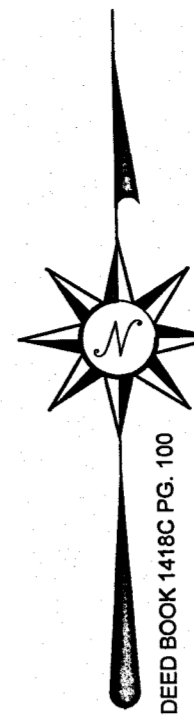


I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000 AND WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE

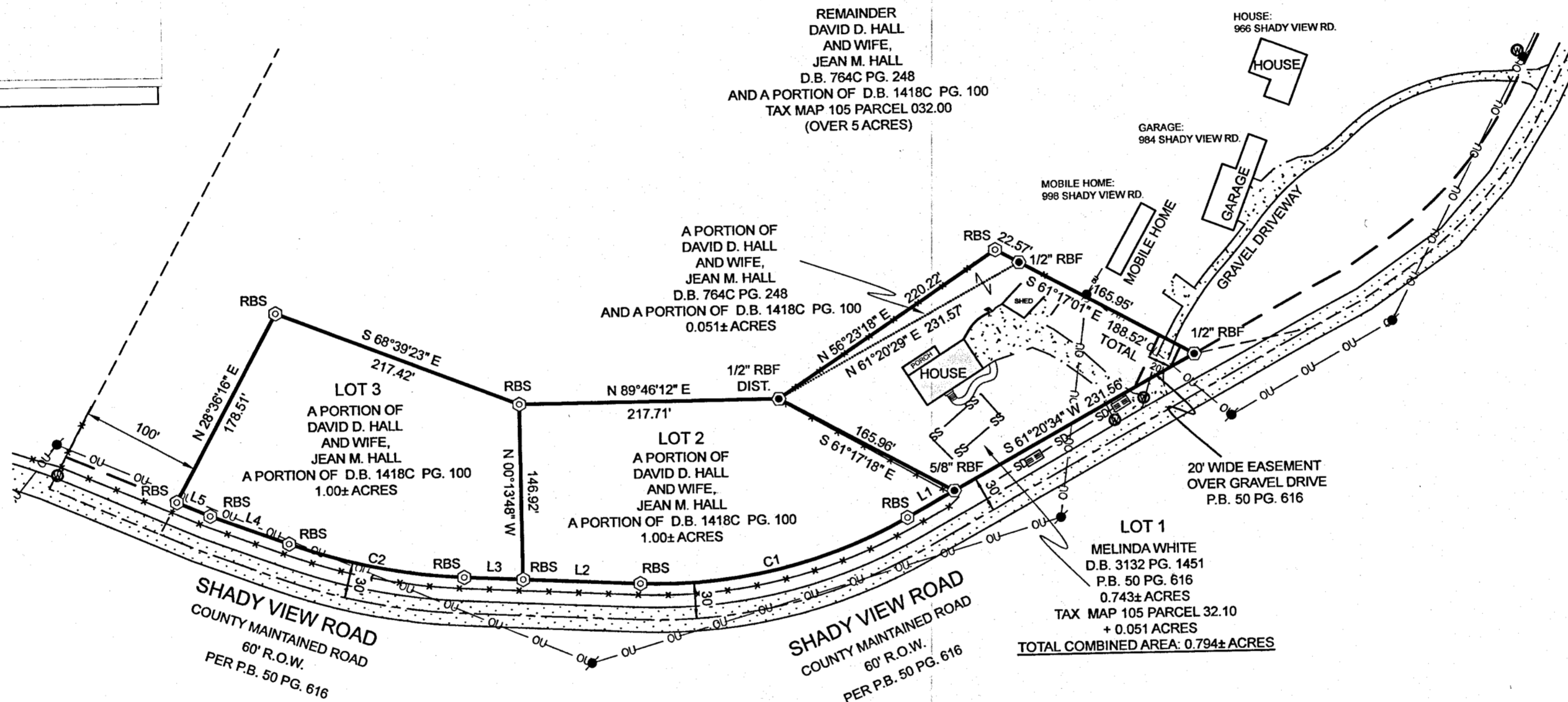
Matthew D. Lindvall RLS No. 2847 07-01-2024

NOTES

- * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
* THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
* THE SUBJECT PROPERTY IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.
* ADJOINING OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS ARE SUBJECT TO ACCURACY THEREOF.
* UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.
* CARLSON BRX7 GPS EQUIPMENT WAS USED IN THE ORIENTATION OF THE SURVEYED BOUNDARY.
* ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS IF THE SULLIVAN COUNTY PLANNING COMMISSION AND ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION.
* THIS PROPERTY LIES IN A FLOOD ZONE X, OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ON THE LATEST FLOOD INSURANCE RATE MAP. FIRM NO. 47163C0230D AND 47163C0235D REVISED DATE OF 9-29-2006.



Vicinity Map (not to scale)



Legend table listing symbols for 5/8" Rebar Set (RBS), Rebar Found (RBF as described), Utility Pole, Water Meter, Storm Inlet, Deed Line, Surveyed Boundary Line, Original Lot Line, Barbed Wire Fence, Culvert, Overhead Utility, Right of Way Line, Centerline, Field Lines, Plat Book, Deed Book, Page, Right of Way, Paved Road, Gravel Drive.

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L5 with their respective bearings and distances.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 and C2 with their geometric data.

911 ADDRESS: LOT 1: 1002 SHADY VIEW RD. KINGSPORT, TN; LOT 2: 1034 SHADY VIEW RD. KINGSPORT, TN; LOT 3: 1060 SHADY VIEW RD. KINGSPORT, TN

Certificate of Ownership and Dedication form with owner signature (Jean M. Hall) and date (7/10/24).

Certificate of the Approval for 911 Addressing Assignment form with date (8-16-24) and signature.

Certificate of the Approval of Water Systems form with date (8-28-24) and signature.

Certificate of the Approval of Streets form with date (8-22-24) and signature.

EASEMENT FOR STORMWATER DRAINAGE NOTE: 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...

Certificate of Existing Septic System (Lot 1) form with owner signature (Melinda White) and date (7/17/24).

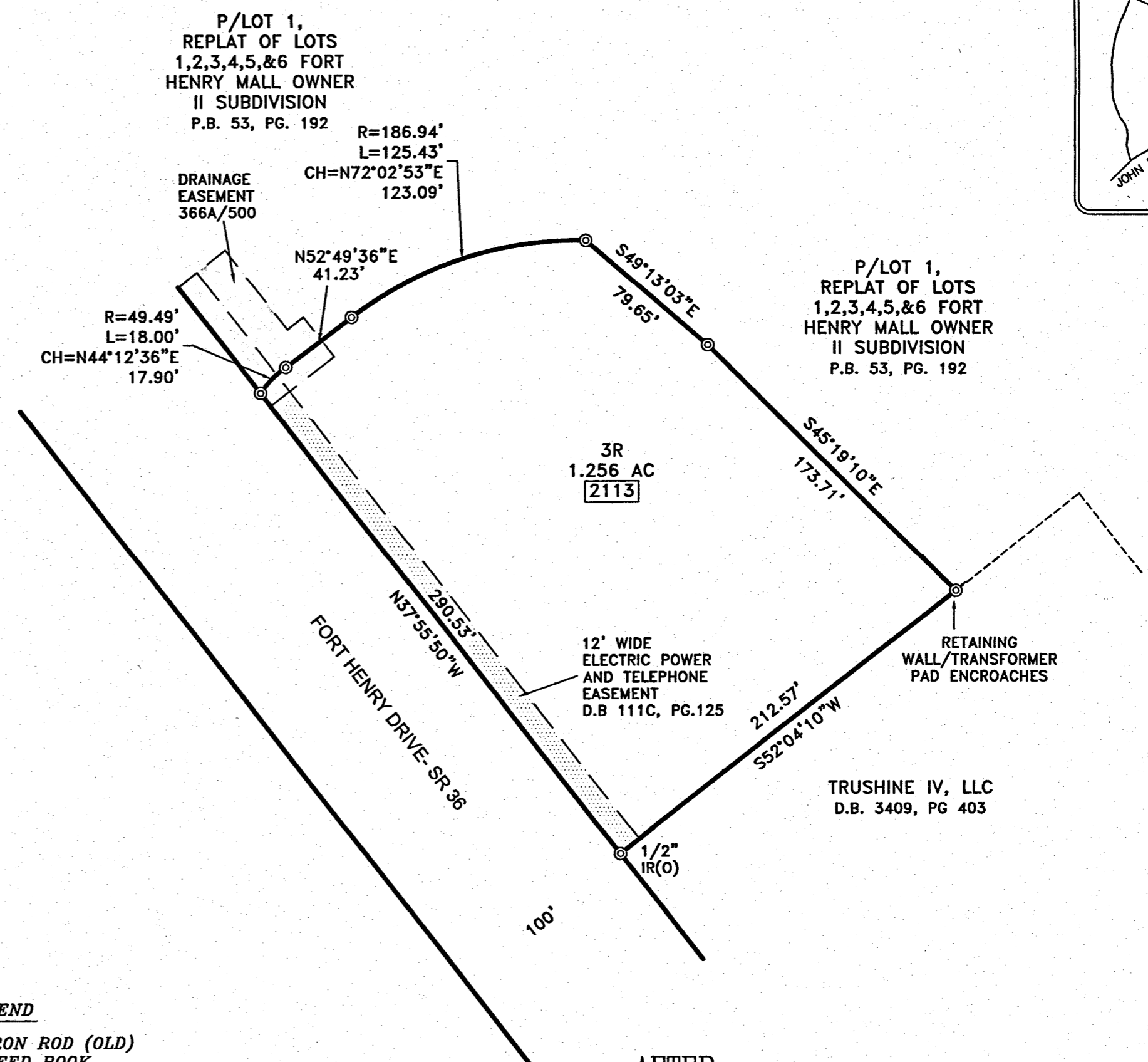
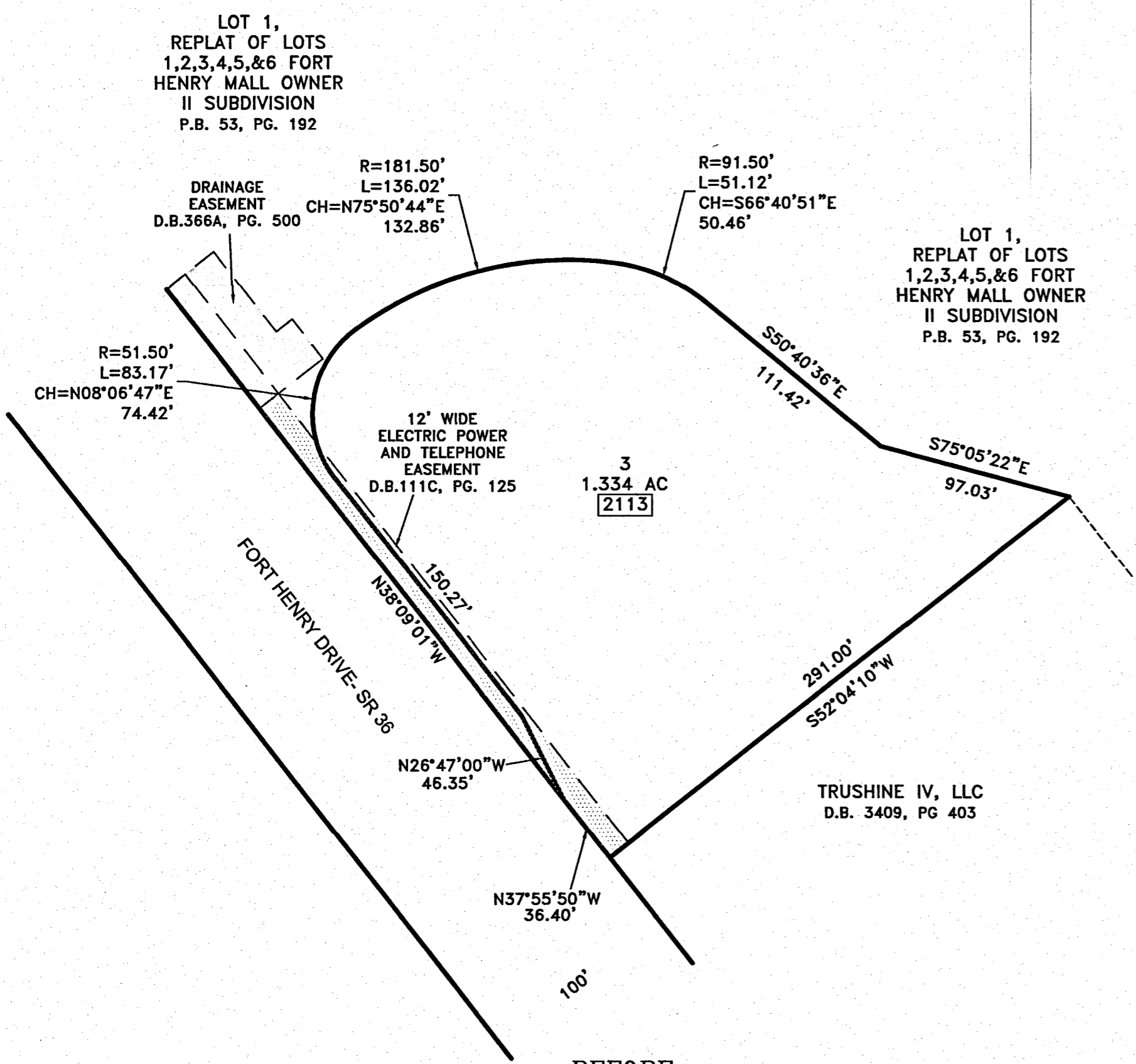
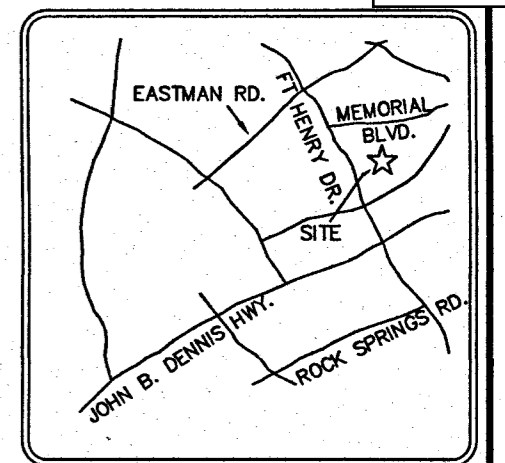
Certificate of Approval for Recording form with date (8/29/2024) and signature.

Secretary, Kingsport Regional Planning Commission form with date (8/29/2024) and signature.

Slide A-1957 recording information: Sheena Tinsley, Register, Sullivan County, Instrument #: 24014752, Recorded 8/29/2024 at 8:09 AM, PGS 419-419.

REFERENCES: DAVID HALL, Book 746C Page 248, Book 1418C Page 100, Tax Map 105 Parcel 032.00; MELINDA WHITE, Book 3152 Page 1451, Plat Book 50 Page 616, Tax Map 105 Parcel 032.10.

REPLAT OF THE HALL PROPERTY: KINGSFORT REGIONAL PLANNING COMMISSION, TOTAL ACRES 2.794, TOTAL LOTS 3, OWNERS DAVID HALL ETUX & MELINDA WHITE, CIVIL DISTRICT 13th, SURVEYOR MATTHEW LINDVALL, CLOSURE ERROR 1:10,000, SCALE 1"=100'.



LEGEND

- IR(0) IRON ROD (OLD)
- D.B. DEED BOOK
- PG PACE
- P.B. PLAT BOOK
- AC. ACRES
- N.T.S. NOT TO SCALE
- 123 911 ADDRESS

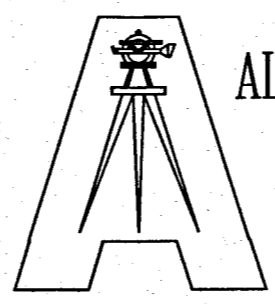
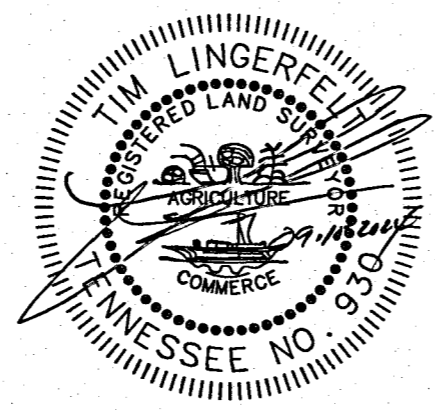
NOTES:
1) ALL LOTS SHALL HAVE A MUTUAL INGRESS/EGRESS EASEMENT THROUGH EXISTING OR FUTURE DRIVES OR LANES

AFTER

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT.
 - 2) PROPERTY IS ZONED B-4P
 - 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 24-13473
 - 5) ACAD FILE 24-13473 BUNCH-KPT MALL.DWG
 - 6) TAX MAP 061E "H" PART OF PARCEL 012.00
 - 7) REFERENCES: P.B. 53, PG. 191 & D.B. 3561, PG. 731.
 - 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 11) MAG NAILS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 12) PROPERTY CURRENTLY USED AS A PARKING LOT STRIPING (NOT SHOWN) AND STORM DRAINAGE TO BE MODIFIED (NOT SHOWN)
 - 13) ALL LOTS SHALL HAVE A MUTUAL INGRESS/EGRESS EASEMENT THROUGH EXISTING OR FUTURE DRIVES OR LANES
 - 14) NEITHER THE CREATION, PUBLICATION, NOR RECORDING OF THIS PLAT SHALL NOT CREATE ANY RIGHTS IN ANY PERSON OR ENTITY NOR IN THE PUBLIC OR ANY GOVERNMENT AGENCY (INCLUDING NO EASEMENTS, BUILDING OR USE RESTRICTIONS, DEDICATIONS OR BUFFERS).
 - 15) ALL PORTIONS OF THE PROPERTY SHOWN HEREON ARE RESERVED TO PRIVATE USE. THERE ARE NO STREETS, ALLEYS, WALKS, PARKS OR OTHER OPEN SPACES DEDICATED HEREBY

Slide A-1761

Sheena Tinsley, Registrar Sullivan County	
Rec #: 363524	Instrument #: 24015548
Rec'd: 15.00	Recorded: 9/11/2024 at 12:38 PM
State: 0.00	in Plat: P59
Clerk: 0.00	PGS 435-435
Other: 2.00	
Total: 17.00	

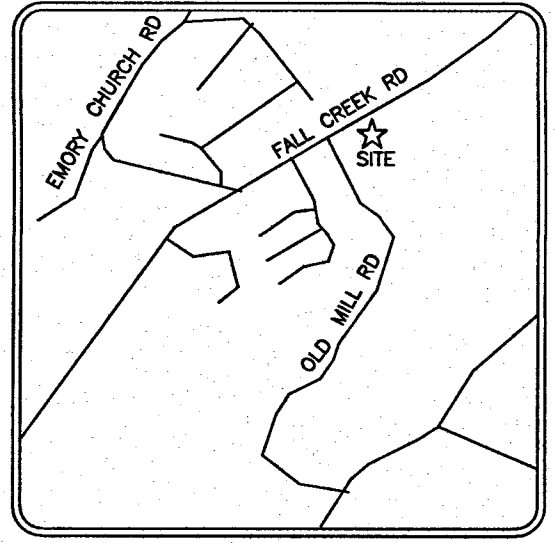


ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-6896
EMAIL: tlingerfelt@alleyassociates.com

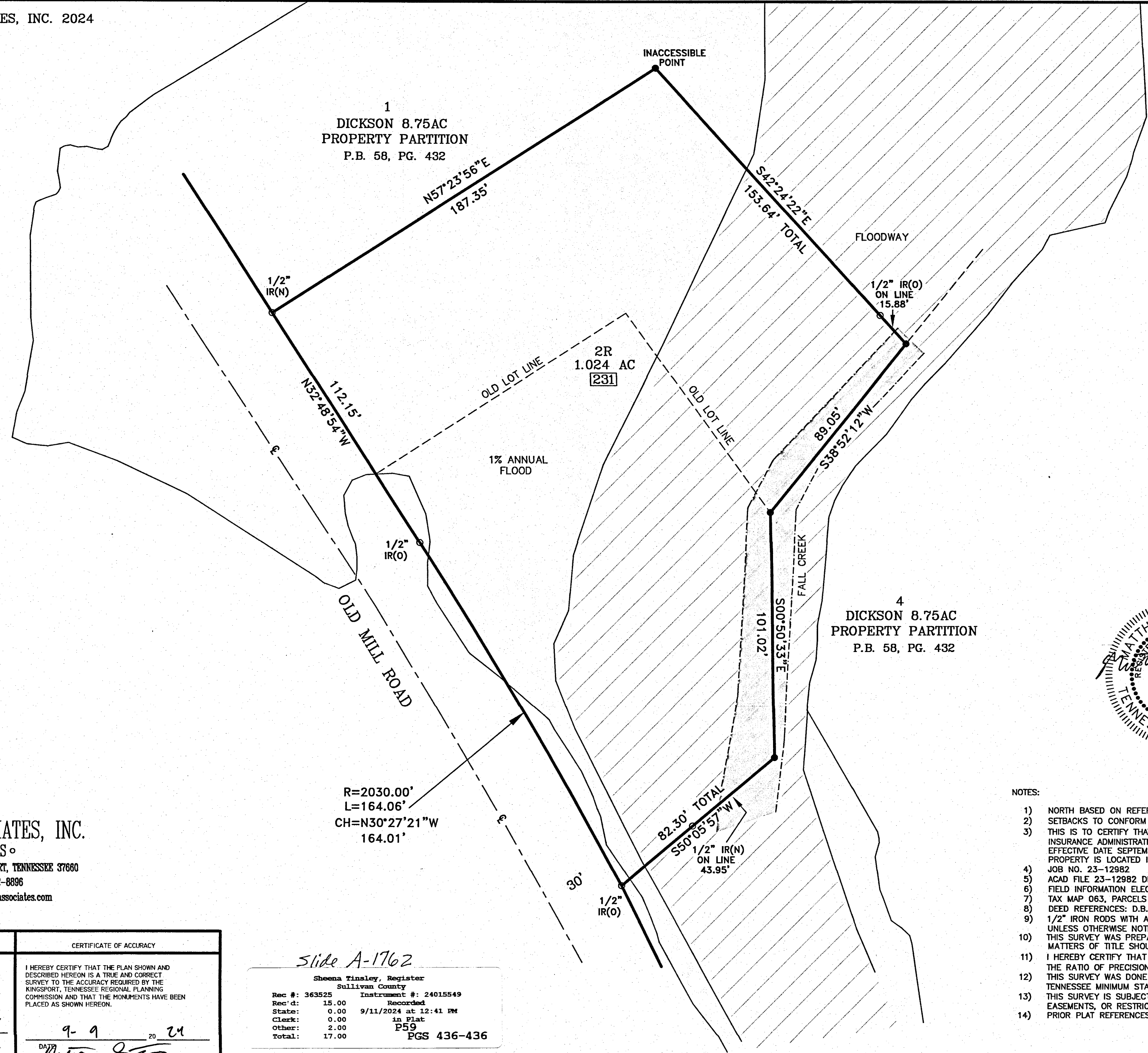
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. Kingsport Mall, LLC September 9, 2024 James M. Hull, OWNER		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 09-10-2024 Tim Lingerfelt, TENNESSEE REGISTERED LAND SURVEYOR		CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. DATE: _____ 20____		CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. DATE: 9-11-2024 _____, 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. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 9/11/2024 _____, SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION	
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. September 11, 2024 _____, CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING		CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: 9-11-2024 _____, KINGSPORT AUTHORIZING AGENT		DATE: _____ 20____ _____, CITY ENGINEER		DATE: _____ 20____ _____, KINGSPORT AUTHORIZING AGENT			

LOT 3R OF THE REPLAT OF LOTS 1,2,3,4,5,6 FORT HENRY MALL OWNER II SUBDIVISION KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	1.256	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	KINGSPORT MALL, LLC	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1" = 60'			

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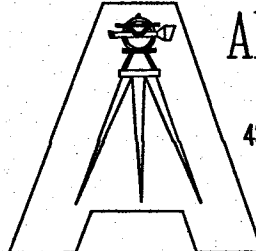


LOCATION MAP
N.T.S.



LEGEND

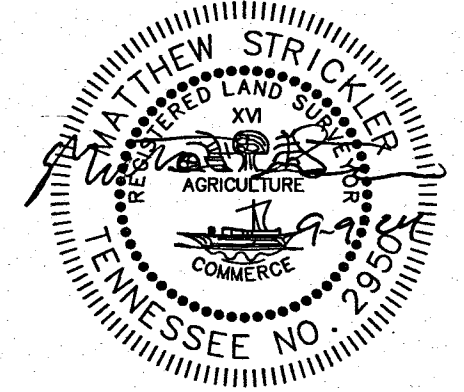
- IR(N) IRON ROD, NEW
- IR(O) IRON ROD, OLD
- PB PLAT BOOK
- PC FACE
- R= RADIUS
- L= LENGTH
- CH= CHORD
- N.T.S. NOT TO SCALE
- AC ACRES
- 123 911 ADDRESS
- ⊕ CENTERLINE
- UNMARKED POINT



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

R=2030.00'
L=164.06'
CH=N30°27'21"W
164.01'

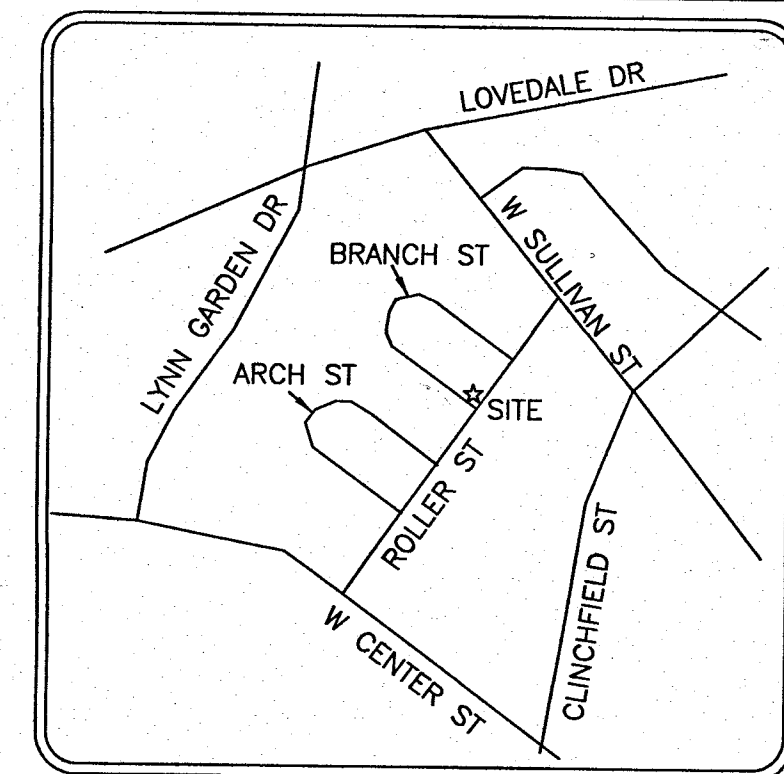
Side A-1762
Sheena Tinsley, Register
Sullivan County
Rec #: 363525 Instrument #: 24015549
Rec'd: 15.00 Recorded
State: 0.00 9/11/2024 at 12:41 PM
Clark: 0.00 in Flat
Other: 2.00 P59
Total: 17.00 PGS 436-436



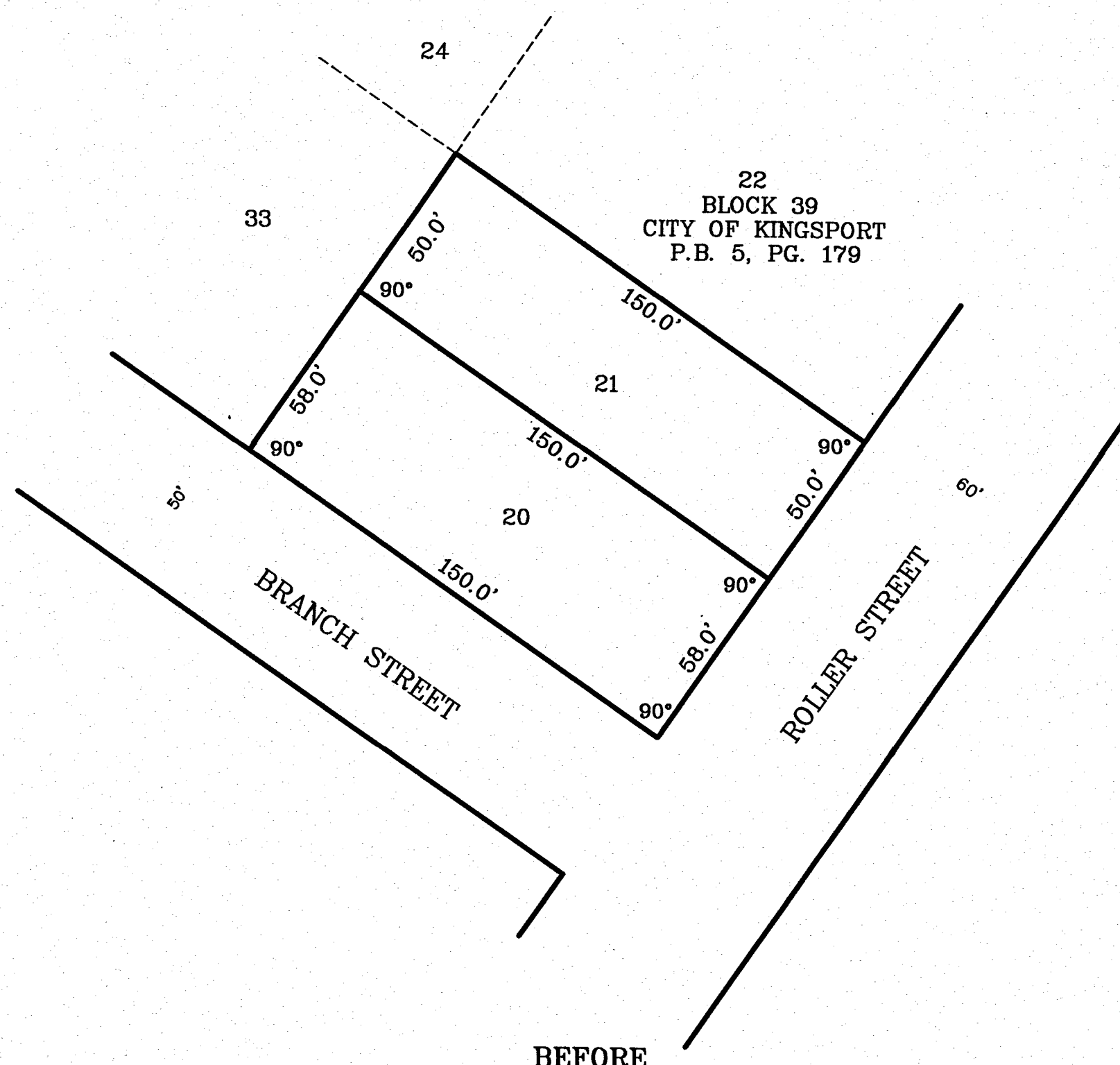
NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. JOB NO. 23-12982
- 4) ACAD FILE 23-12982 DICKSON SUB.DWG
- 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 6) TAX MAP 063, PARCELS 80.20 & 80.25
- 7) DEED REFERENCES: D.B. 3619, PG 2961
- 8) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVICEDS, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
- 13) PRIOR PLAT REFERENCES: P.B. 58, PG 432

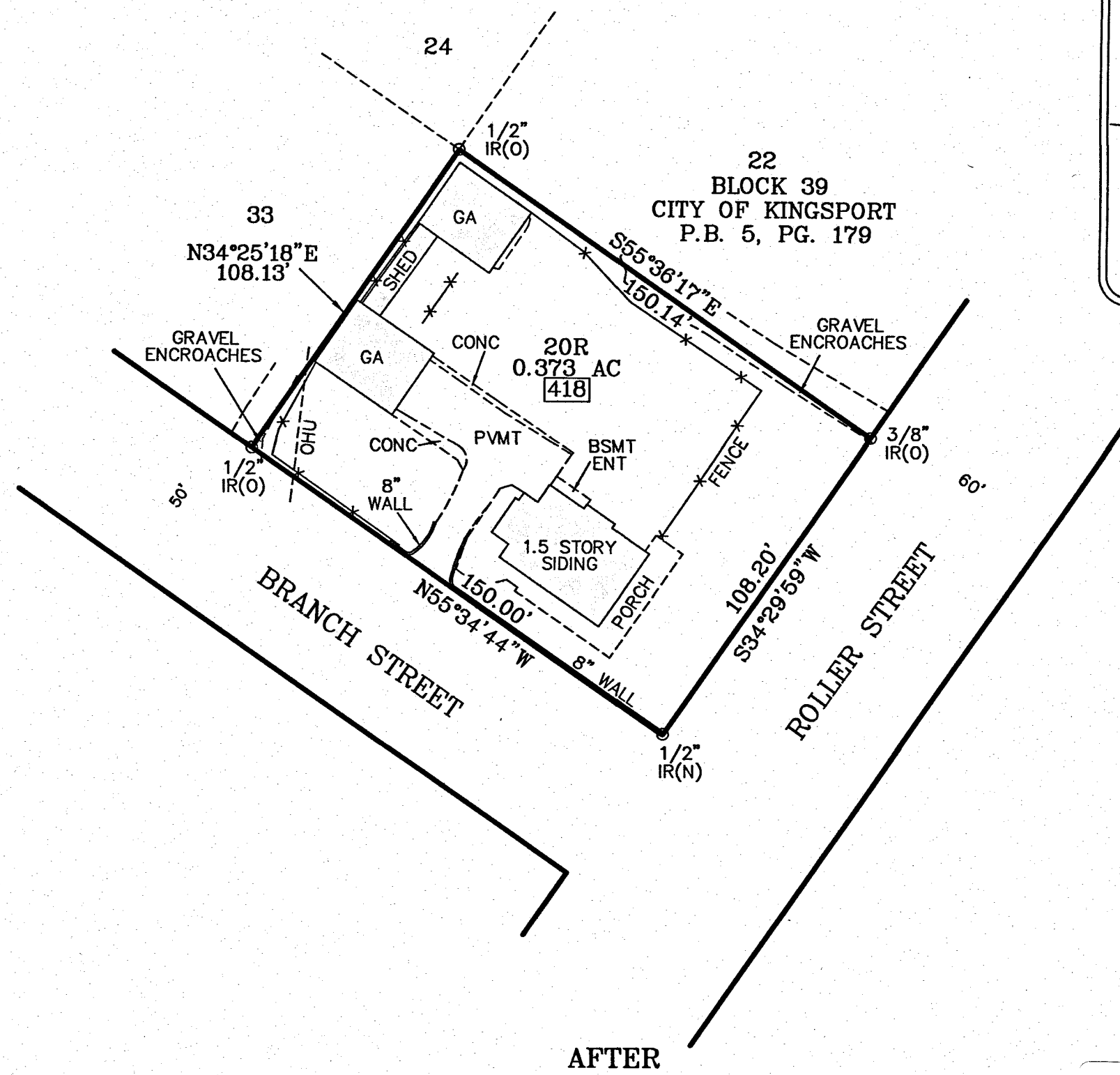
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(I/WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>Alex W. Dickson 9-5-24 OWNER DATE</p> <p>Sharon C.P. Dickson 9-5-24 OWNER DATE</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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>9-9-24 DATE</p> <p>REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>9-6-24 DATE</p> <p>KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>9-6-24 DATE</p> <p>KINGSPORT AUTHORIZING AGENT</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>9-10-24 DATE</p> <p>SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>	<p>RESUBDIVISION OF LOTS 2 & 3</p> <p>DICKSON PROPERTY PARTITION</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.024 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER DICKSON & DICKSON CIVIL DISTRICT 7TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=30'</p>
---	---	--	---	---	--



LOCATION MAP N.T.S.



BEFORE



AFTER

LEGEND

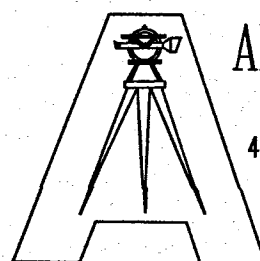
- IR(N) IRON ROD, NEW
- IR(O) IRON ROD, OLD
- P.B. PLAT BOOK
- PG PAGE
- GA GARAGE
- BSMT BASEMENT
- ENT ENTRANCE
- OHU OVERHEAD UTILITY
- PVMT PAVEMENT
- AC ACRES
- NTS NOT TO SCALE
- 123 911 ADDRESS

Slide A-1761

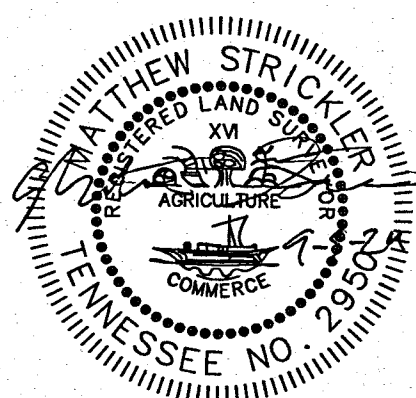
Sheena Tinsley, Register	
Sullivan County	
Rec #: 363523	Instrument #: 24015547
Rec'd: 15.00	Recorded: 9/11/2024 at 12:33 PM
State: 0.00	Plat: P59
Clerk: 0.00	PGS 434-434
Other: 2.00	
Total: 17.00	

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES 4100.
- 2) PROPERTY IS ZONED R-3
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 24-13512
- 5) ACAD FILE 24-13512 WATTS.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 046H "A" PARCELS 12 & 13
- 8) DEED REFERENCE: D.B. 1490C, PG. 279 & D.B. 3287, PG. 1709
- 9) PRIOR PLAT REFERENCE: P.B. 5, PG. 179
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
- 11) I HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET, KINGSFORT, TENNESSEE 37680
 TELEPHONE (423) 392-8886
 E-MAIL: mstrickler@alleyassociates.com



CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE, REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.	
OWNER: <i>[Signature]</i> DATE: 9/5/24	REGISTERED SURVEYOR: <i>[Signature]</i> DATE: 9-5-24	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: September 9, 2024 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <i>[Signature]</i>	
CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. DATE: _____ 20____ CITY ENGINEER: _____		CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. DATE: 8/29 20 24 KINGSFORT AUTHORIZING AGENT: <i>[Signature]</i>	
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: 8/29 20 24 KINGSFORT AUTHORIZING AGENT: <i>[Signature]</i>		CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE 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 REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 9/10 20 24 SECRETARY, KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION: <i>[Signature]</i>	

RESUBDIVISION OF LOTS 20 & 21

BLOCK 39, CITY OF KINGSFORT

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.373	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	WATTS	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=40'			