



## REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, January 16, 2025 at 5:30 PM

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

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

### II. APPROVAL OF THE AGENDA

### III. APPROVAL OF MINUTES

- [1.](#) Approval of the December 16, 2024 Work Session Minutes
- [2.](#) Approval of the December 19, 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.

- [1.](#) Frylee Court (MINSUB22-0162) The Commission is requested to release the escrow account for the Frylee Court Development. (Pyatte)

### V. UNFINISHED BUSINESS

### VI. NEW BUSINESS

- [1.](#) Williams Road Rezoning (REZONE24-0303). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. (McMurray)

2. Saint Andrews Garth Phase 3 (PD24-0301). The Commission is requested to grant Final Plat Approval for the Saint Andrews Garth Phase 3 Planned Development. (Cooper)
3. 135 Main Street Surplus Request (SURPLS24-0289) The Commission is requested to grant approval for the surplus request for the property located at 135 Main Street (SURPLS24-0289). (Cooper)

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, December 16, 2024 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

Members Present: Sharon Duncan, Tim Lorimer, Anne Greenfield, Travis Patterson, Candice Hilton, Chip Millican, Gary Mayes

Members Absent: Jason Snapp, Sam Booher

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

Visitors: none

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

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

1. Approval of the November 18, 2024 Work Session Minutes
2. Approval of the November 21, 2024 Regular Meeting Minutes
3. Approval of the December 9, 2024 Called Meeting Minutes

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

### **IV. CONSENT AGENDA**

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

**V. UNFINISHED BUSINESS****VI. NEW BUSINESS**

1. Brookside Drive Rezoning (REZONE24-0260). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1 to B-3. Staff stated that this 11+ acre site is located along Brookside Drive, just north of the existing industrial park. Staff noted that the submitted zoning development plan calls for a church to be constructed on the site. Staff noted that the county parcels surrounding the area along Brookside Drive are zoned B-3. Staff stated that no calls had been received on the rezoning. No official action was taken.
2. TDOT Right-of-way Acquisition (SURPLS24-0257). The Commission is requested to approve the TDOT right-of-way acquisition located along I-26. Staff stated that TDOT had contacted the City about beginning rock slide mitigation work along I-26. TDOT has proposed acquiring approximately 1.1 acres of property along I-26 for slide mitigation purposes. Staff stated that the City Attorney stated that the Planning Commission approves this item prior to taking it to the Board of Mayor and Aldermen. No official action was taken.

**VII. OTHER BUSINESS**

1. Approved Subdivisions

**VIII. PUBLIC COMMENT**

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

**IX. ADJOURN**

The meeting adjourned at 12:20p.m.



## REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, December 19, 2024 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

Members Present: Sharon Duncan, Tim Lorimer, Anne Greenfield, Candice Hilton, Chip Millican, Gary Mayes

Members Absent: Jason Snapp, Sam Booher, Travis Patterson

Staff Present: Ken Weems, AICP, Jessica McMurray, Sam Cooper, Garret Burton, Bart Rowlett

Visitors: none

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

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

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

1. Approval of the November 18, 2024 Work Session Minutes
2. Approval of the November 21, 2024 Regular Meeting Minutes
3. Approval of the December 9, 2024 Called Meeting Minutes

A motion was made by Tim Lorimer, seconded by Candice Hilton, to approve the minutes of the November 18, 2024 work session, November 21, 2024 regular meeting, and December 9, 2024 called meeting minutes. The motion passed unanimously, 6-0.

#### **IV. CONSENT AGENDA**

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

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

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

1. Brookside Drive Rezoning (REZONE24-0260). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1 to B-3. Staff stated that this 11+ acre site is located along Brookside Drive, just north of the existing industrial park. Staff noted that the submitted zoning development plan calls for a church to be constructed on the site. Staff noted that the county parcels surrounding the area along Brookside Drive are zoned B-3. Staff stated that no calls had been received on the rezoning. A motion was made by Chip Millican, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning request. The motion passed unanimously, 6-0.
2. TDOT Right-of-way Acquisition (SURPLS24-0257). The Commission is requested to approve the TDOT right-of-way acquisition located along I-26. Staff stated that TDOT had contacted the City about beginning rock slide mitigation work along I-26. TDOT has proposed acquiring approximately 1.1 acres of property along I-26 for slide mitigation purposes. Staff stated that the City Attorney stated that the Planning Commission approves this item prior to taking it to the Board of Mayor and Aldermen. City Attorney Rowlett spoke on the item, stating that it required Planning Commission approval prior to Board of Mayor and Aldermen approval. A motion was made by Anne Greenfield, seconded by Chip Millican, to send a favorable recommendation in support of the right-of-way acquisition to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.

#### **VII. OTHER BUSINESS**

1. Approved Subdivisions  
The Commission reviewed the subdivisions.

#### **VIII. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your

name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

No public comment was received

## **IX. ADJOURN**

The meeting adjourned at 5:46p.m.



**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: LORI PYATTE, PLANNING TECHNICIAN**

**DATE: JANUARY 16<sup>TH</sup>, 2025**

**SUBJECT: ESCROW ACCOUNT RELEASE FOR FRYLEE COURT**

**FILE NUMBER: MINSUB22-0162**

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The City currently holds an escrow account for the Frylee Court Development totaling \$13,376.99. The final sidewalk improvements for the development have been completed.

Staff recommends releasing the escrow funds in the amount of \$13,376.99, as verified by the City Engineering Division, since all required improvements have been successfully completed.



**BOND ESTIMATE**  
**Roadways and Utilities - Frylee Court Development**

FILE NO. 2018-D10

June 1, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>Sidewalk</u>					
1	1,500	S.F.	5' Wide, 4" Concrete Sidewalk	\$ 7.79	\$ 11,685.00
				<b>SUBTOTAL</b>	<b>\$ 11,685.00</b>
CONTINGENCIES (6%)					<b>\$ 701.10</b>
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					<b>\$ 990.89</b>
				<b>TOTAL</b>	<b>\$ 13,376.99</b>

  
\_\_\_\_\_  
Dave Harris  
Civil Engineer I  
City of Kingsport

June 1, 2024  
Date



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0303

Williams Road Rezoning

<b>Property Information</b>			
<b>Address</b>		Williams Road	
<b>Tax Map, Group, Parcel</b>		Tax Map 0290 Group A Parcel 032.00	
<b>Civil District</b>		12	
<b>Overlay District</b>		n/a	
<b>Land Use Designation</b>		Single-Family	
<b>Acres</b>		Rezone Site 31.8 acres +/-	
<b>Existing Use</b>	Vacant land	<b>Existing Zoning</b>	R-1B
<b>Proposed Use</b>	New townhome development	<b>Proposed Zoning</b>	R-3
<b>Owner /Applicant Information</b>			
<b>Name:</b> Skylar Dejesus <b>Address:</b> 829 Clairmont Road <b>City:</b> Johnson City <b>State:</b> TN <b>Zip Code:</b> 37601 <b>Email:</b> <b>Phone Number:</b> (423)302-8681		<b>Intent:</b> <i>To rezone from R-1B (Residential District) to R-3 (Low Density District) to accommodate a new townhome development.</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>The zoning change is compatible with neighboring R-3 zoning district.</i></li> <li>• <i>The zoning change will appropriately match the proposed use.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>The parcels are located along Williams Road.</i></li> <li>• <i>The site is currently vacant.</i></li> <li>• <i>Water and sewer are available.</i></li> <li>• <i>Traffic impact study and roadway improvements will be required.</i></li> <li>• <i>The development review staff are supportive of the request.</i></li> </ul>			
<b>Planner:</b>	Jessica McMurray	<b>Date:</b>	January 2, 2025
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	January 16, 2025
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0303

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Tax Map 0290 Group A Parcel 032.00
<b>DISTRICT</b>	12
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1B (Residential District)
<b>PROPOSED ZONING</b>	R-3 (Low Density Apartment District)
<b>ACRES</b>	Rezone Site 31.8 acres +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	New townhome development

**PETITIONER**

**ADDRESS** 829 Clairmont Road, Johnson City, TN 37601

**REPRESENTATIVE**

**PHONE** (423) 302-8681

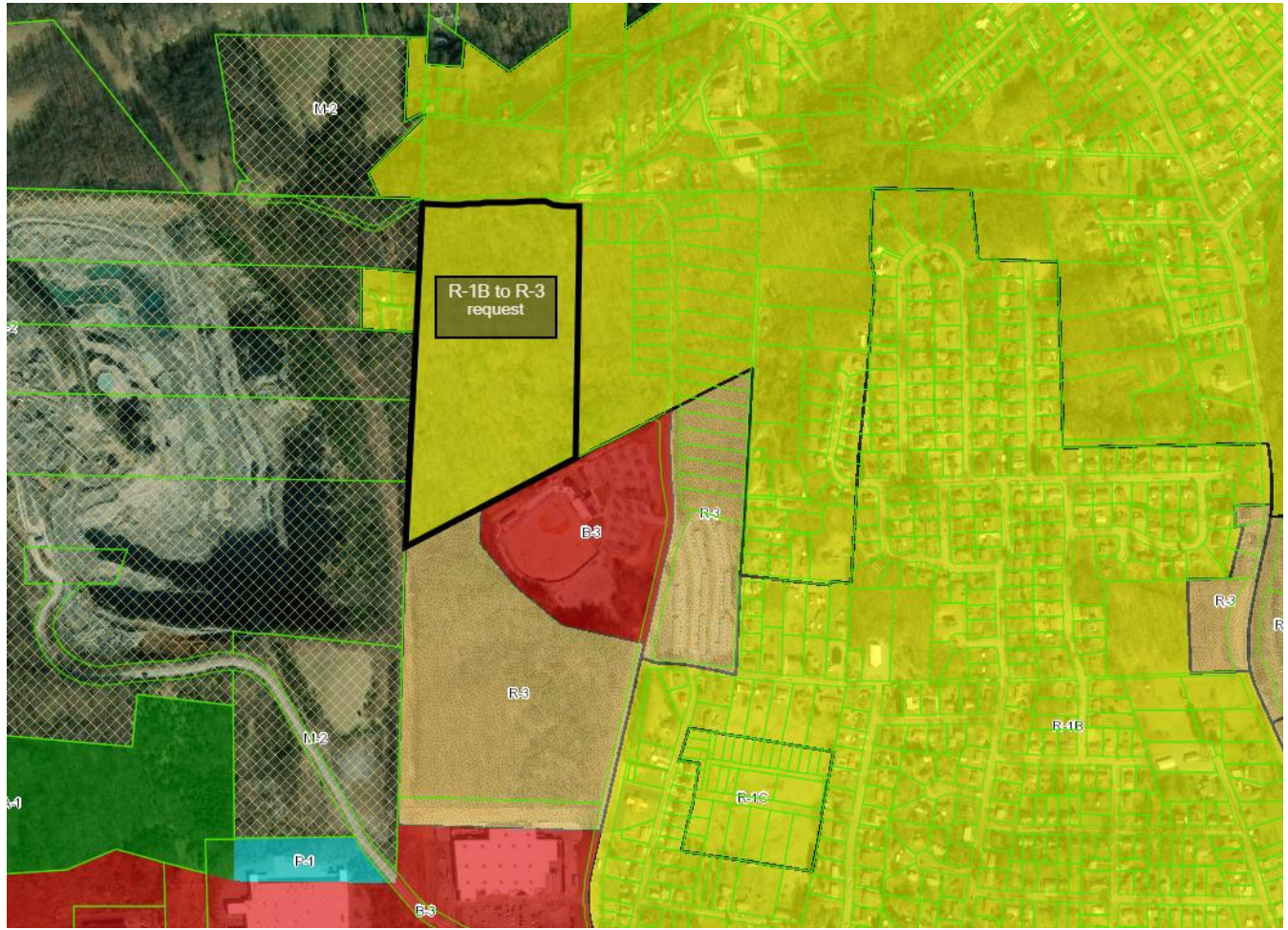
**INTENT**

*To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate new townhome development.*

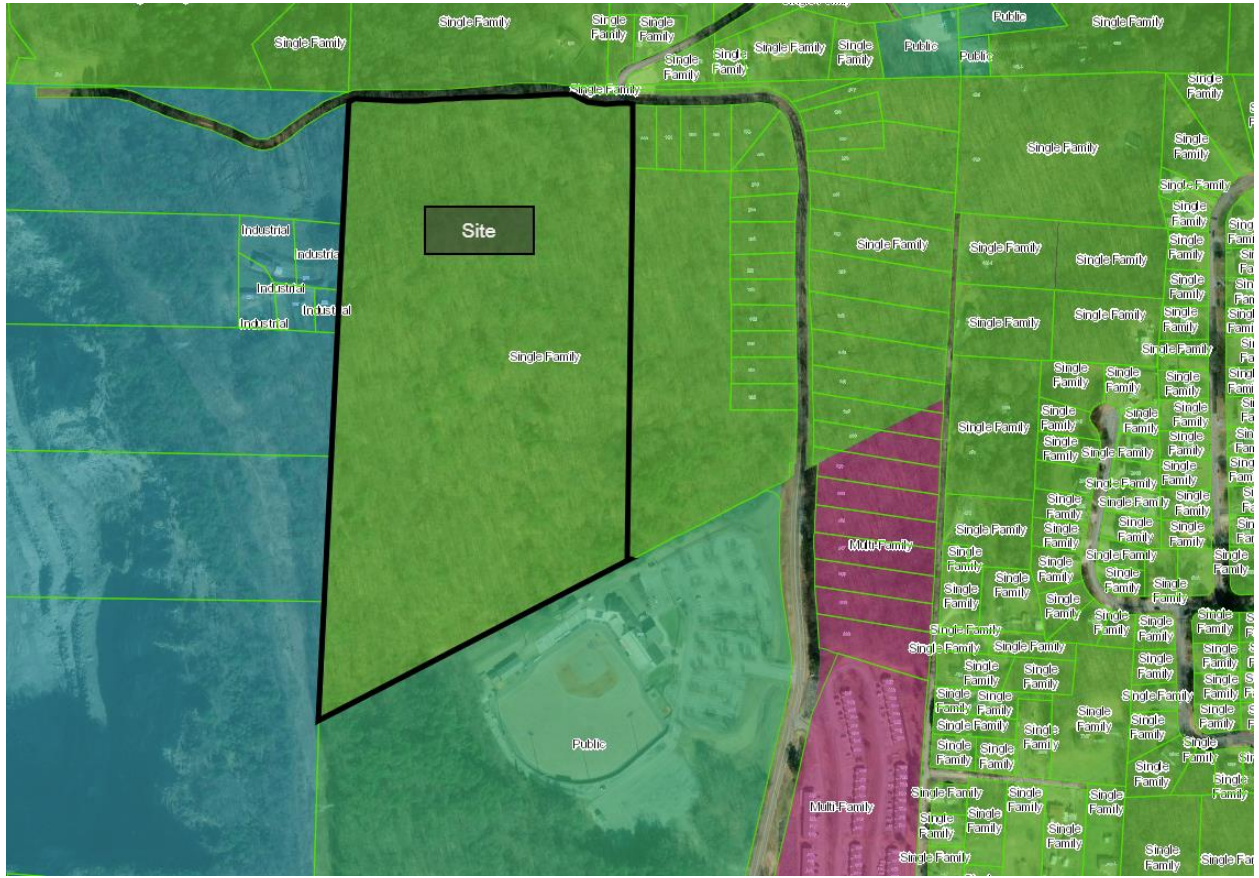
Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial





View from Williams Road



View from Williams Road Facing West



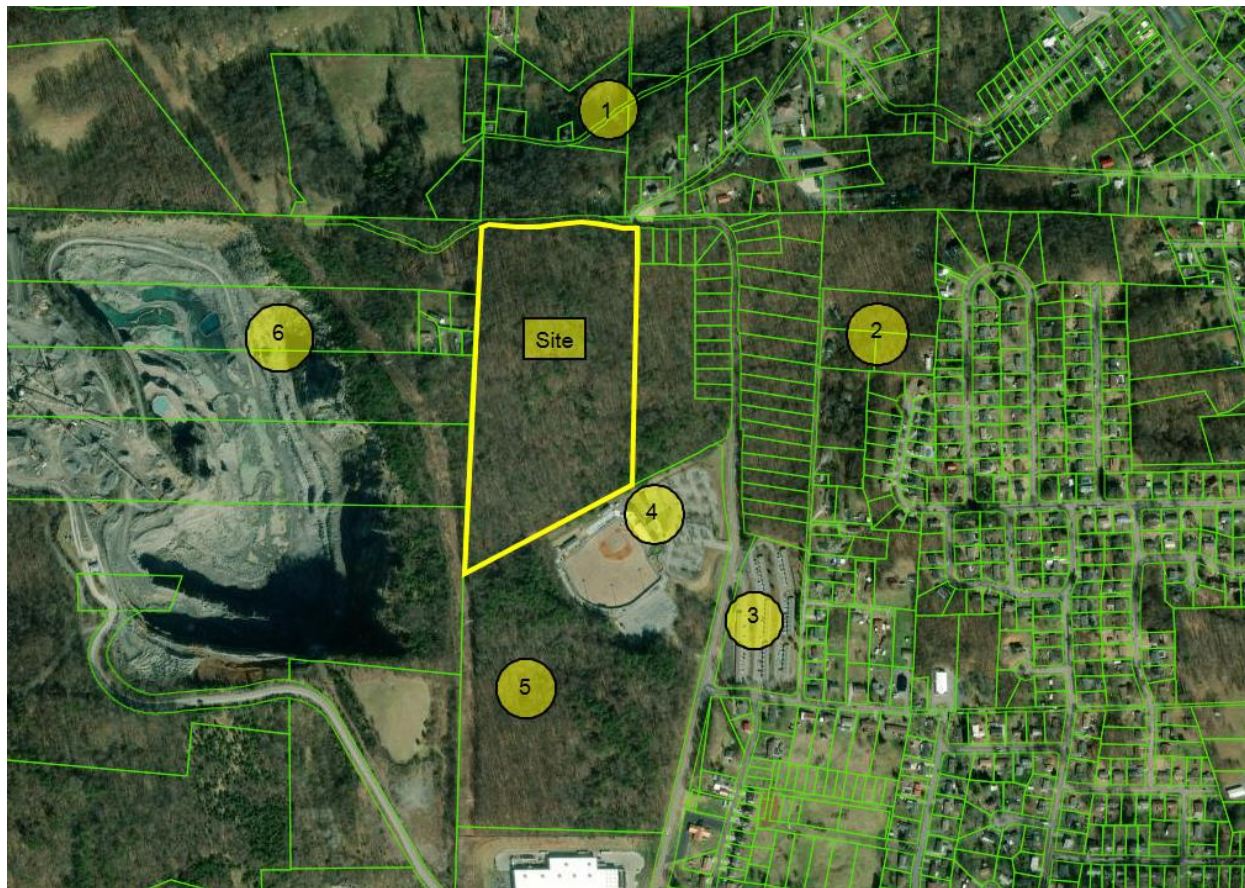
View from Hunter Wright Stadium Facing North



View from Hunter Wright Stadium Facing South



EXISTING USES LOCATION MAP



**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE24-0303**

**Existing Zoning/ Land Use Table**

<b>Location</b>	<b>Parcel / Zoning Petition</b>	<b>Zoning / Name</b>	<b>History Zoning Action Variance Action</b>
North	<b>1</b>	<u>Zone: City R-1B</u> Use: single family	
East	<b>2</b>	<u>Zone: City R-1B</u> Use: single family	
Southeast	<b>3</b>	<u>Zone: City R-3</u> Use: multi-family	
South	<b>4</b>	<u>Zone: City B-3</u> Use: Hunter Wright Stadium	
Southwest	<b>5</b>	<u>Zone: City R-3</u> Use: vacant	
North	<b>6</b>	<u>Zone: City M-2</u> Use: Vulcan Quarry	

## Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, below, as well as any other factors it may find relevant.

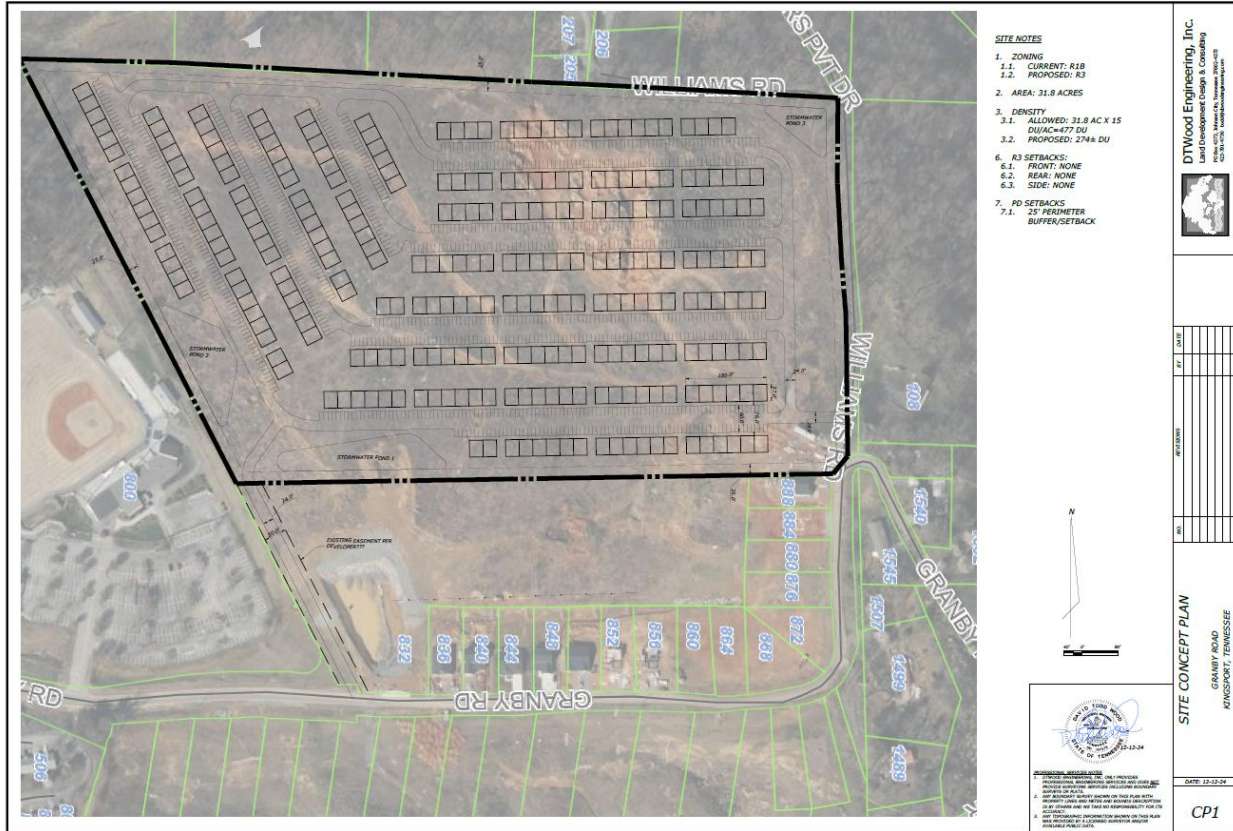
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal allows for a use that aligns with the surrounding residential zoning districts.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a viable economic use under its current zoning and it would also have a reasonable economic use under the proposed zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Although the R-3 rezoning proposal does not align with the 2030 Land Use Plan, it is well-suited for this specific site. Located between a rock quarry, baseball stadium and single-family homes, the site is ideal for rezoning to R-3, creating a transitional zone that bridges, industrial, commercial and residential uses.

**Proposed use:** new townhome development

**The Future Land Use Plan Map recommends** single-family.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The current conditions strongly support the approval of the proposed rezoning.
6. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The current conditions strongly support the proposed rezoning, as the parcel's location offers compatibility with an adjacent multi-family district. Rezoning to R-3 creates a practical buffer and transition zone, connecting industrial, commercial and residential areas while making a better use of the site's location.

Zoning Development Plan



CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B to R-3, citing the site's compatibility with adjacent R-3 district and its role as a smooth transition between the existing industrial, commercial, and residential areas.



**PROPERTY INFORMATION:**

<b>ADDRESS:</b>	Saint Andrews Garth Phase 3 FINAL PLAT
<b>DISTRICT, LAND LOT:</b>	15 <sup>th</sup> Civil District, Tax Map 119 Parcel 015.20
<b>OVERLAY DISTRICT:</b>	Not Applicable
<b>EXISTING ZONING:</b>	PD, Planned Development
<b>PROPOSED ZONING:</b>	No Change
<b>ACRES:</b>	+/- 6.93
<b>EXISTING USE:</b>	Vacant
<b>PROPOSED USE:</b>	Residential

**APPLICANT:** Todd Stevens

**ADDRESS:** 2323 Rock Springs Rd. Kingsport, TN 37664

**REPRESENTATIVE:** Todd Stevens

**INTENT**

The applicant is requesting final plat approval of the Saint Andrews Garth Phase 3, lots 19-28, final plat. This Site is located at the end of Saint Andrews Drive in the Rock Springs Community, directly adjacent to phase 2.

The final plat contains 10 single family lots located at the end of Saint Andrews Drive, rounding out the cul-de-sac.

The plan continues to display the required 25' development periphery setback as established in Phase 1 & 2 and appropriate density in accordance with the amount of open space provided.

Staff recommends, granting final development plan approval for Phase 3 of Saint Andrews Garth.

Saint Andrews Garth Ph. 3 Site Plan



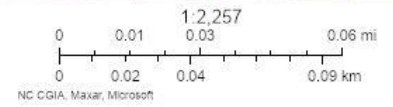
12/19/2024, 10:18:18 AM

Sullivan County Parcels Jan 2023

Parcels  
Streets

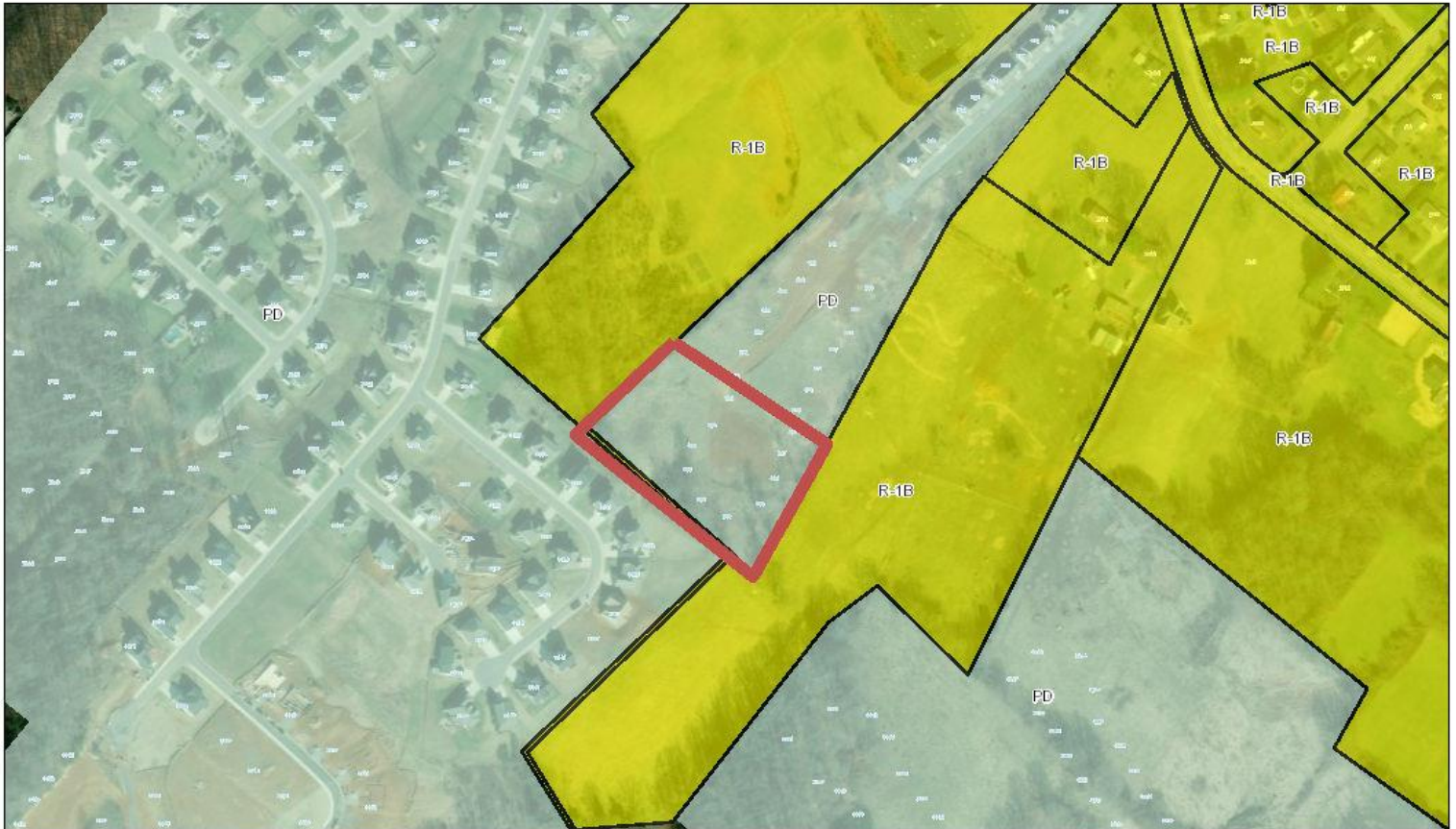
Interstate

- Expressway
- Major Arterial
- Minor Arterial
- Interstate
- Collector Street
- Local Street
- Private Street
- Ramp
- Kpt 911 Address



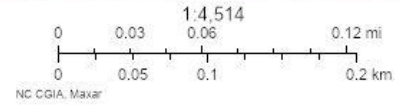
Web AppBuilder for ArcGIS

Zoning - PD, Planned Development



12/19/2024, 10:12:44 AM

City Zoning	B-2E	B-2	B-4P	M-2	PBD/1*	PVD	R-2	Split
<Null>	A-1	B-3	BC	MX	PD	R-1	R-3	TA
TA/C	A-2	B-3	GC	P-1	PMD-1	R-1A	R-3A	TA-C
R-5	AR	B-4	M-1	P-D	PMD-2	R-1B	R-3B	UAE
GC	B-1	B-4P	M-1R	PBD-3	PUD	R-1C	R-4	Kpt 911 Address



Web AppBuilder for ArcGIS

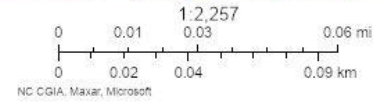
Utilities



12/19/2024, 10:20:18 AM

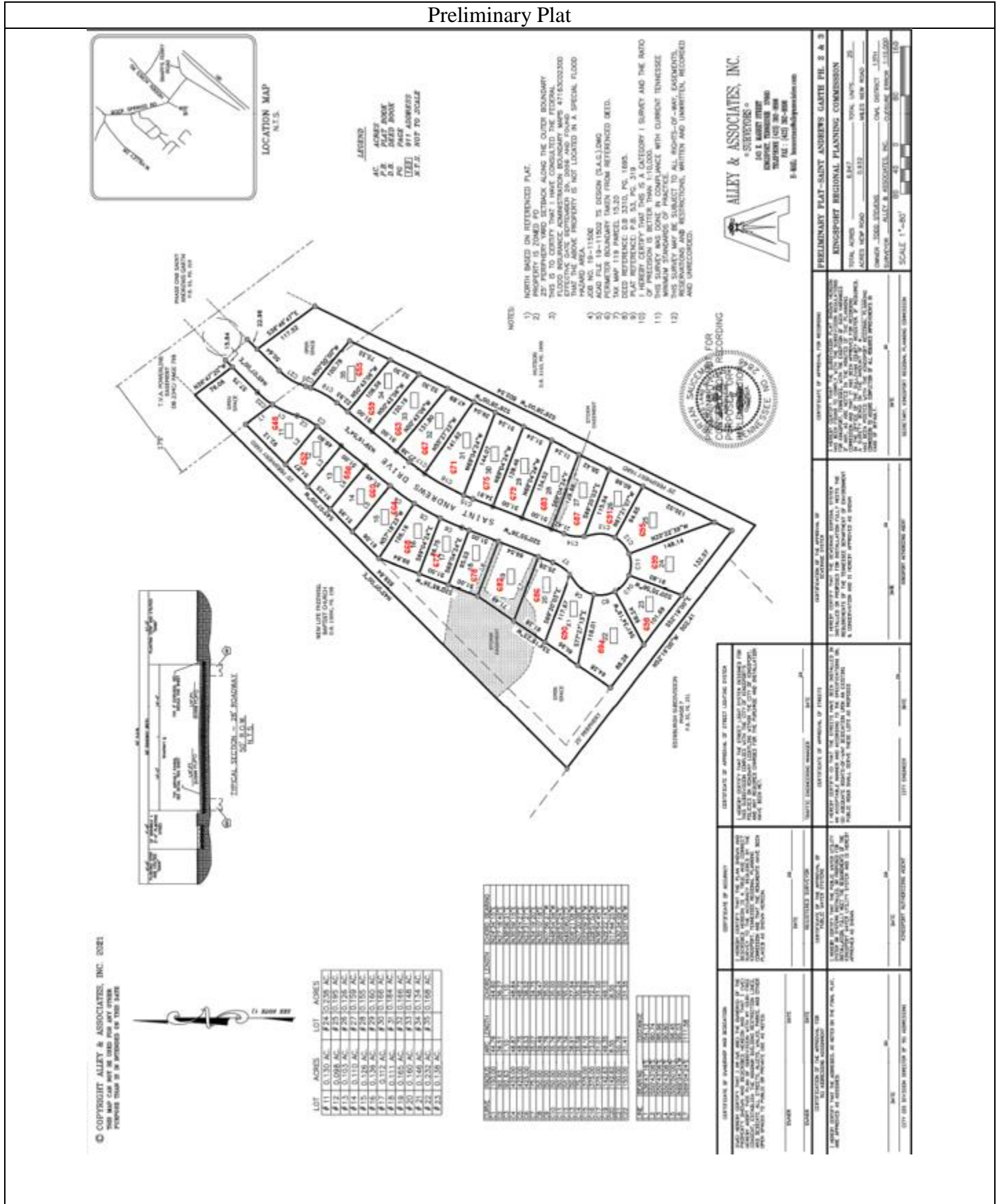
Sullivan County Parcels Jan 2023

- |  |  |   |   |
|--|--|---|---|
| <span style="border: 1px solid green; display: inline-block; width: 10px; height: 10px;"></span> Parcels | <span style="color: cyan;">—</span> Water Lines  | <span style="color: blue;">—</span> Major Arterial    | <span style="color: gray;">—</span> Private Street  |
| <span style="color: green;">—</span> Sewer Mains   | <span style="color: red;">—</span> Streets       | <span style="color: pink;">—</span> Minor Arterial    | <span style="color: red;">—</span> Ramp             |
| <span style="color: yellow;">⊙</span> Sewer Manholes   | <span style="color: brown;">—</span> Interstate  | <span style="color: green;">—</span> Collector Street | <span style="color: blue;">⬠</span> Kpt 911 Address |
|  | <span style="color: orange;">—</span> Expressway | <span style="color: black;">—</span> Local Street     |   |



Web AppBuilder for ArcGIS

Preliminary Plat





**Saint Andrews Garth Phase 3 Western View**



**Saint Andrews Garth Phase 3 Eastern View**





**Saint Andrews Garth Phase 3 Southern View**



**Recommendation:**

Staff recommends granting final plat approval for Phase 3 of Saint Andrews Garth based upon conformance with the preliminary approval and the PD zone standards.

**Kingsport Regional Planning Commission**

**Surplus Report  
File Number SURPLS24-0289**

<b>Property Information</b>	135 Main Street Property Surplus Request		
<b>Address</b>	135 Main Street, Kingsport, TN 37660		
<b>Tax Map, Group, Parcel</b>	Tax Map 046P Group F Parcel 002.10		
<b>Civil District</b>	11 <sup>th</sup> Civil District		
<b>Overlay District</b>	Historic District		
<b>Land Use Designation</b>	Retail/Commercial		
<b>Acres</b>	+/- 0.18		
<b>Applicant #1 Information</b>		<b>Intent</b>	
<b>Name:</b> Christopher Bowen <b>Address:</b> 151 E. Main St. <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Phone Number:</b> (423)-677-3023		<b>Intent:</b> <i>To declare the property Tax Map 046P Group F Parcel 002.10 as surplus property by the City of Kingsport.</i>  Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
<b>Planning Department Recommendation</b>			
(Approve, Deny, or Defer)  <b>The Kingsport Planning Division recommends declaring 135 Main St. as surplus property:</b> <ul style="list-style-type: none"> <li>All city departments have reviewed the property</li> </ul> <b>Staff Field Notes and General Comments:</b> The City is requesting that the Planning Commission declare Tax Map 046P Group F Parcel 002.10 as surplus property. The requested area is located at 135 Main Street, Kingsport, TN 37660. This property is zoned B-2, Central Business District, and located within Kingsport’s municipal boundary.  All city departments have reviewed the request and see no need to retain this property due to the City foreseeing no future use for the property.			
<b>Planner:</b>	Samuel Cooper	<b>Date:</b>	1/16/2025
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION:</b>	135 Main Street Property Surplus Request
<b>ADDRESS:</b>	135 Main Street, Kingsport, TN 37660
<b>DISTRICT, LAND LOT:</b>	11 <sup>th</sup> Civil District, Tax Map 046P Group F Parcel 002.10
<b>OVERLAY DISTRICT:</b>	Historic District
<b>CURRENT ZONING:</b>	B-2, Central Business District
<b>PROPOSED ZONING:</b>	B-2, Central Business District
<b>ACRES:</b>	+/- 0.18
<b>EXISTING USE:</b>	Vacant/ parking
<b>PROPOSED USE:</b>	

**PETITIONER:** Christopher Bowen

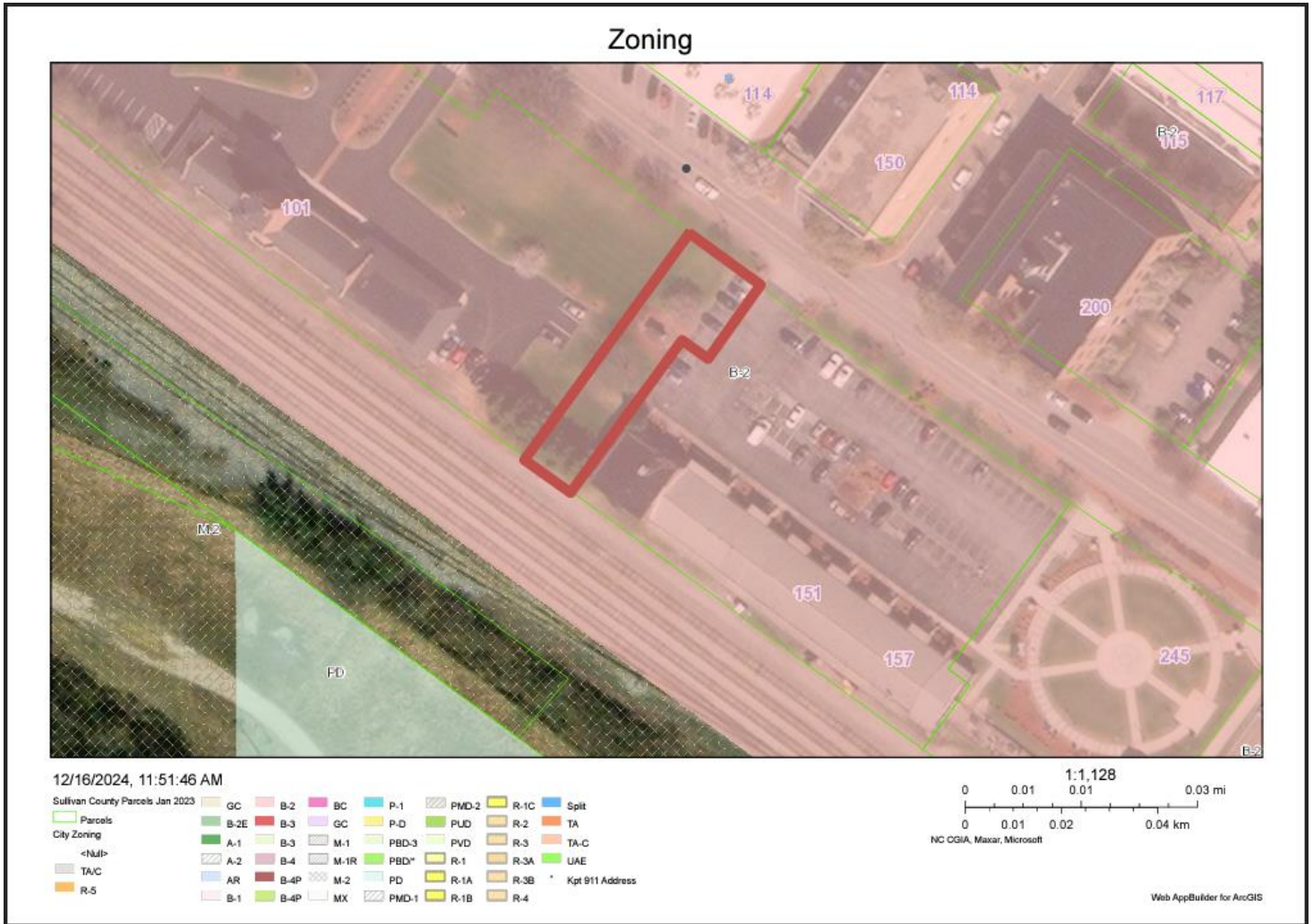
**ADDRESS:** 151 E. Main Street, Kingsport, TN 37660

**INTENT**

To declare Tax Map 046P Group F Parcel 002.10 as surplus by the City of Kingsport.

Site Map







Future Land Use



12/16/2024, 11:44:55 AM

Sullivan County Parcels Jan 2023

Parcels

Future Land Use

Agri/Vacant

Single Family

Multi-Family

Industrial

Retail/Commercial

Public

Utilities

Kpt 911 Address

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

135 Main Street Northern View





135 Main Street Southern View



135 Main Street Western View



**CONCLUSION**

Staff recommends that the Planning Commission declare 135 Main Street as surplus property.



January 16, 2025

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

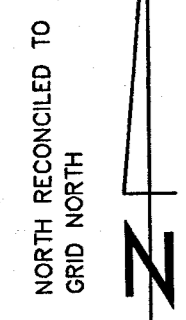
Chairman Duncan:

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

1. 1660 Lynn Garden Drive
2. 2009 Idle Hour Road
3. 2908 Viewforth Court
4. Caymus Court
5. 1747 Rock Springs Road
6. 1117 Delrose Drive
7. 345 Samlola Road
8. 5100 Moody Drive
9. 313 Galloway Road
10. Packing House Road
11. 2041 Burke Drive
12. 3815 Oakley Place
13. 669 Valley Drive

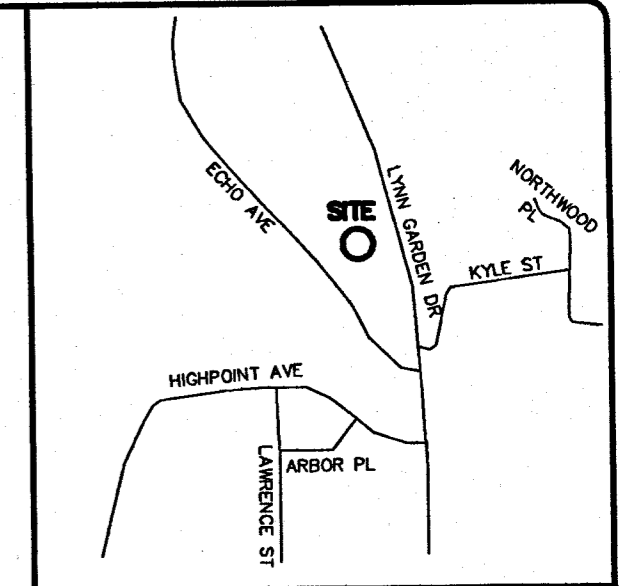
Sincerely,

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

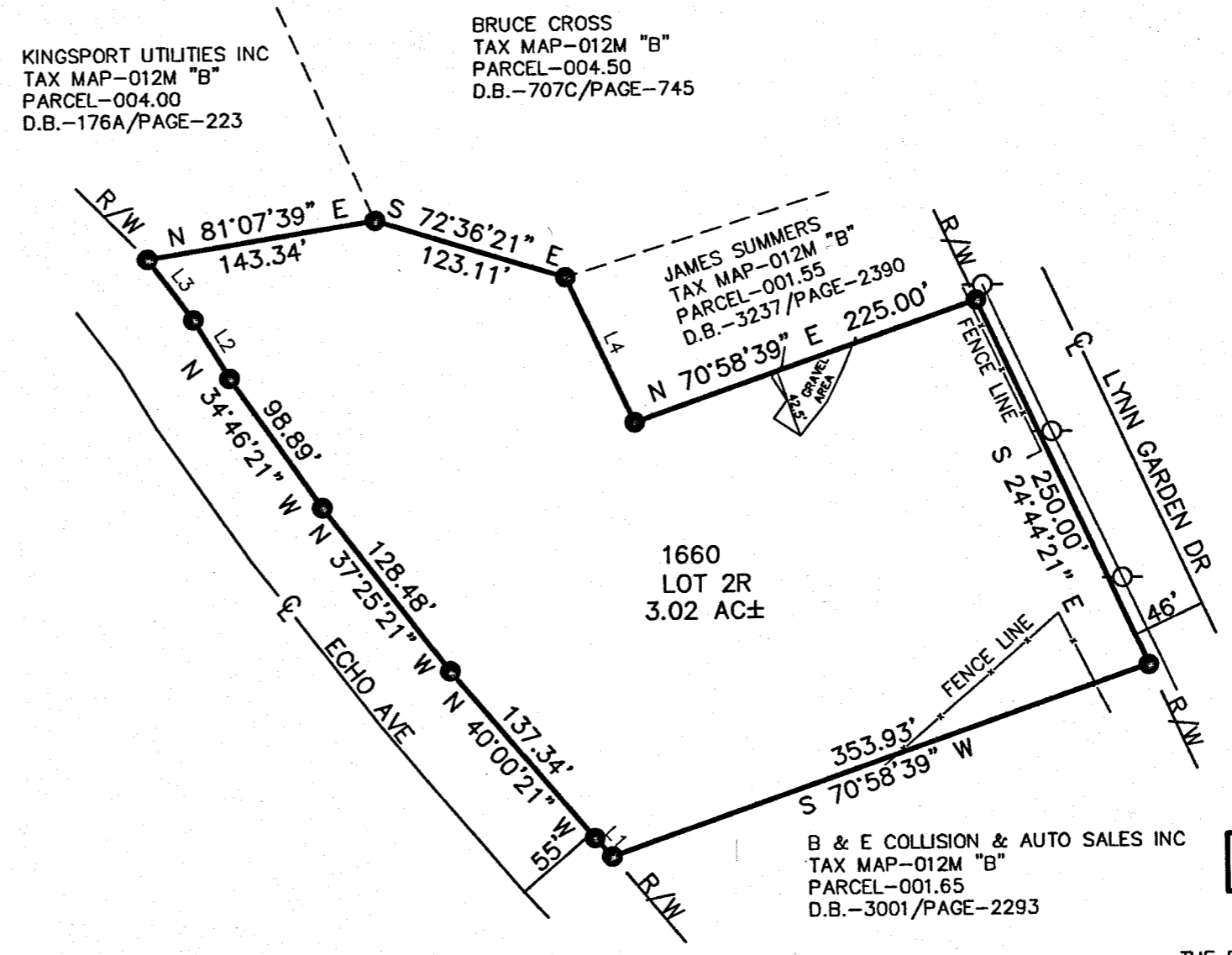
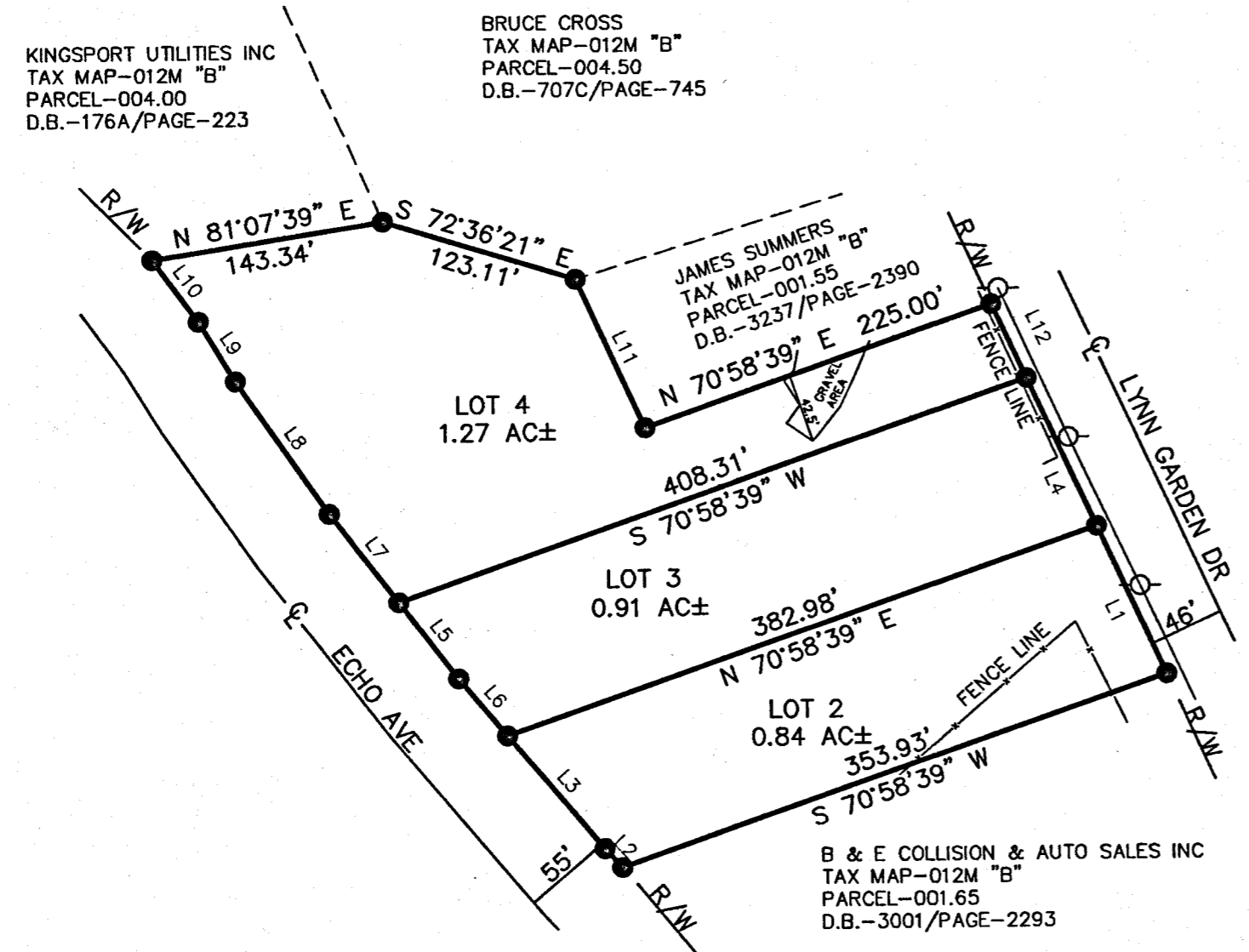


LINE	BEARING	DISTANCE
L1	S 24°44'21" E	100.00'
L2	N 42°53'21" W	15.67'
L3	N 40°00'21" W	91.22'
L4	N 24°44'21" W	100.00'
L5	S 37°25'21" E	59.47'
L6	S 40°00'21" E	46.13'
L7	N 37°25'21" W	69.00'
L8	N 34°46'21" W	98.89'
L9	N 31°13'21" W	42.85'
L10	N 36°25'21" W	47.23'
L11	S 24°44'21" E	100.00'
L12	S 24°44'21" E	50.00'

LINE	BEARING	DISTANCE
L1	N 42°53'21" W	15.67'
L2	N 31°13'21" W	42.85'
L3	N 36°25'21" W	47.23'
L4	S 24°44'21" E	100.00'



LOCATION MAP  
NOT TO SCALE



- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - UTILITY POLE

**MISCELLANEOUS NOTES:**

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS SITE RECIEVES WATER FROM \_\_\_\_\_ UTILITY DISTRICT.

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C00300, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

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

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

DATED: December 10, 2024

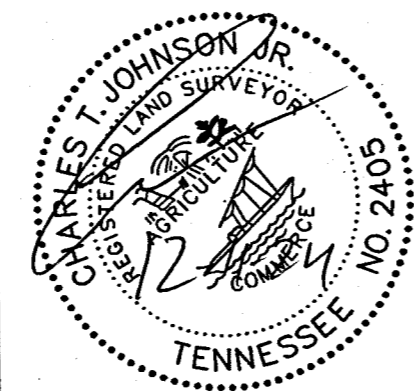
Charles Johnson Jr.  
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL OF STREETS**

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

DATED: \_\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER



SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405  
PROJECT:  
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 IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

*Slide A-1781*

Sheena Tinsley, Register  
Sullivan County  
Rec #: 367811 Instrument #: 24021147  
Rec'd: 15.00 Recorded  
State: 0.00 12/12/2024 at 9:00 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 515-515

**TPSI** TN. PROFESSIONAL SURVEYING INC.  
405 N BOONE STREET  
JOHNSON CITY TN, 37604 423-915-1136

B&E COLLISION & AUTO SALES INC  
1670 LYNN GARDEN DRIVE  
KINGSPORT, TN 37660  
TAX MAP 012M "B"  
PARCEL 001.56  
DEED BOOK 3001  
PAGE 2293  
B&E COLLISION CENTER LOT 4  
PLAT BOOK 51 PAGE 791

B&E COLLISION & AUTO SALES INC  
1660 LYNN GARDEN DRIVE  
KINGSPORT, TN 37660  
TAX MAP 012M "B"  
PARCEL 001.60  
DEED BOOK 3001  
PAGE 2293  
B&E COLLISION CNTR & AUTO LOT 2  
PLAT BOOK 51 PAGE 789

B&E COLLISION & AUTO SALES INC  
1660 LYNN GARDEN DRIVE  
KINGSPORT, TN 37660  
TAX MAP 012M "B"  
PARCEL 001.57  
DEED BOOK 3001  
PAGE 2293  
B&E COLLISION CENTER LOT 3  
PLAT BOOK 51 PAGE 790

**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 THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: James G. C. DATED: 12/10/24  
OWNER: Christina J. Sikes DATED: 12/19/24  
OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_

**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 TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: 12-4-24

\_\_\_\_\_  
SURVEYOR

**CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS. OR I HEREBY CERTIFY: (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

DATED: 12/10/24

Charles Johnson Jr.  
CITY STORMWATER MANAGER

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

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

DATED: 12/10/24

Charles Johnson Jr.  
AUTHORIZING AGENT

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VIOLANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY: Charles Johnson Jr.

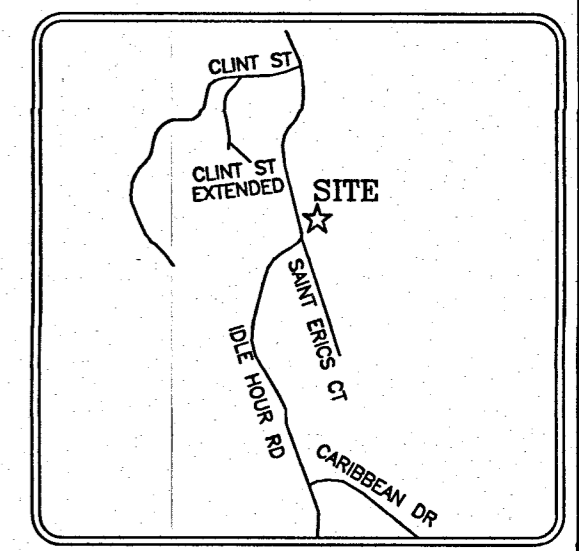
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

**KINGSPORT REGIONAL PLANNING COMMISSION**

REPLAT OF B&E COLLISION CENTER LOTS 2-4

TOTAL ACRES 3.02 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
COUNTY SULLIVAN CIVIL DISTRICT 12TH  
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000  
SCALE 1" = 100' 100' 0' 100' 200'

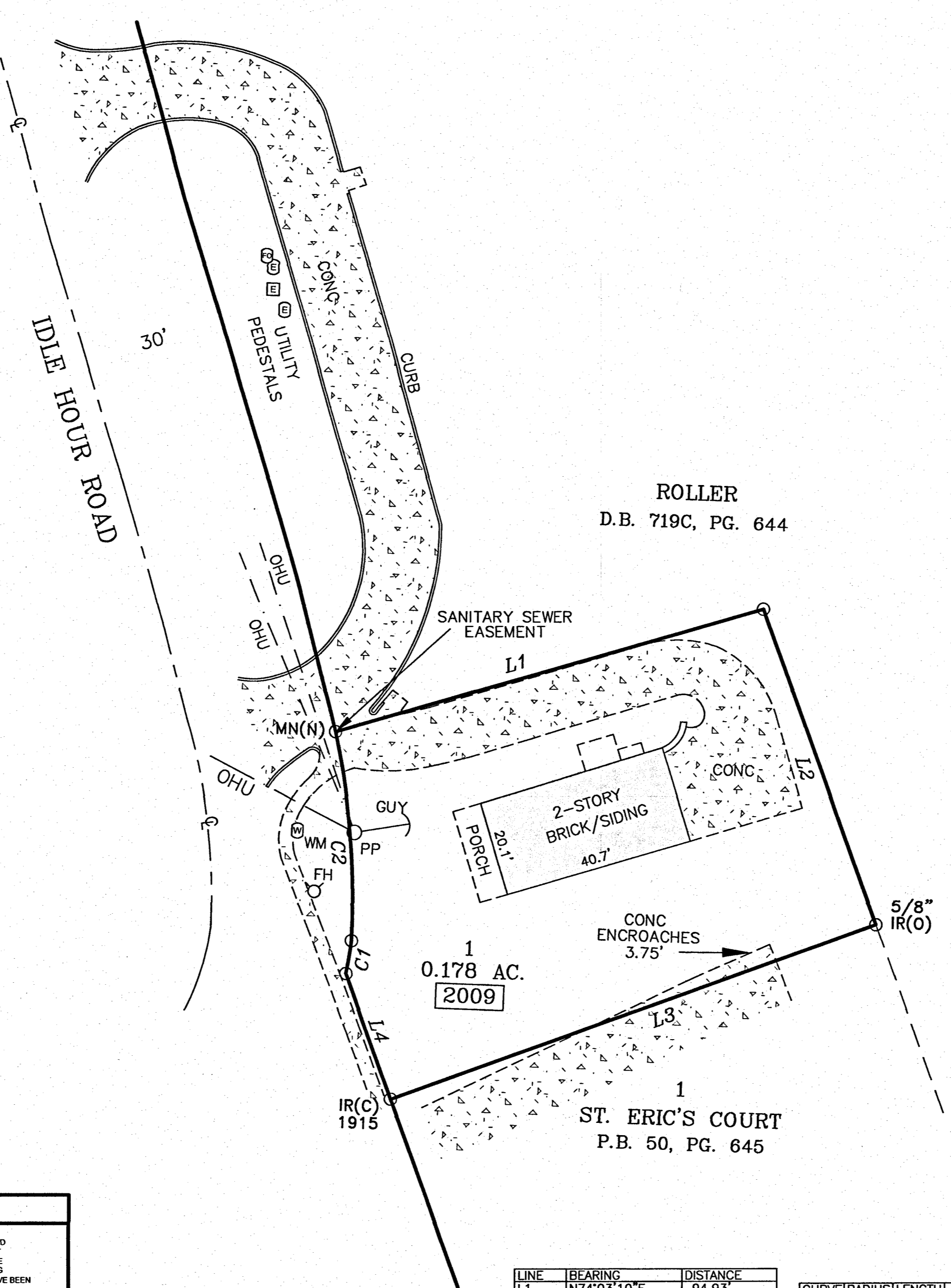
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2024



LOCATION MAP N.T.S.

Slide A-1782

Sheena Tinsley, Register	
Sullivan County Instrument #: 24021309	
Rec #: 367928	Recorded
Rec'd: 15.00	12/13/2024 at 8:00 AM
State: 0.00	in Plat
Clark: 0.00	P59
Other: 2.00	PGS 518-518
Total: 17.00	



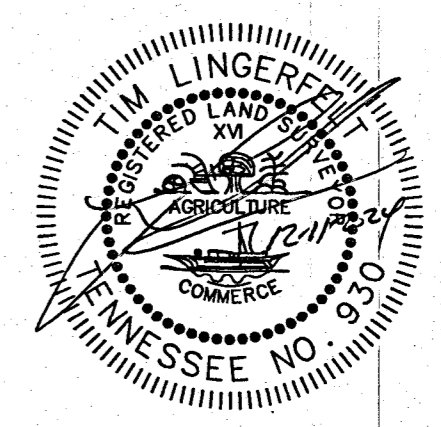
ROLLER  
D.B. 719C, PG. 644

1  
0.178 AC.  
2009  
1  
ST. ERIC'S COURT  
P.B. 50, PG. 645

LEGEND

- MN(N) MAG NAIL, NEW
- IR(C) IRON ROD, CAP
- IR(O) IRON ROD, OLD
- P.B. PLAT BOOK
- PC PAGE
- D.B. DEED BOOK
- OHU OVERHEAD UTILITY
- PP POWER POLE
- WM WATER METER
- FH FIRE HYDRANT
- N.T.S. NOT TO SCALE
- AC ACRES
- CONC CONCRETE
- 123 911 ADDRESS
- € CENTERLINE

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

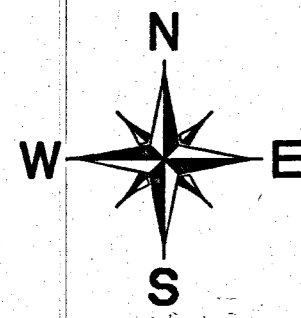


- NOTES:
- 1) NORTH BASED ON N70°19'30"E PER P.B. 50, PG. 645.
  - 2) PROPERTY IS ZONED: PD
  - 3) SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
  - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00450 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 5) JOB NO. 24-13513
  - 6) ACAD FILE 24-13513 ROLLER.DWG
  - 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
  - 8) PART OF TAX MAP 046D "A", PARCEL 036.20
  - 9) DEED REFERENCES: DEED BOOK 719C, PAGE 644
  - 10) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED
  - 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.

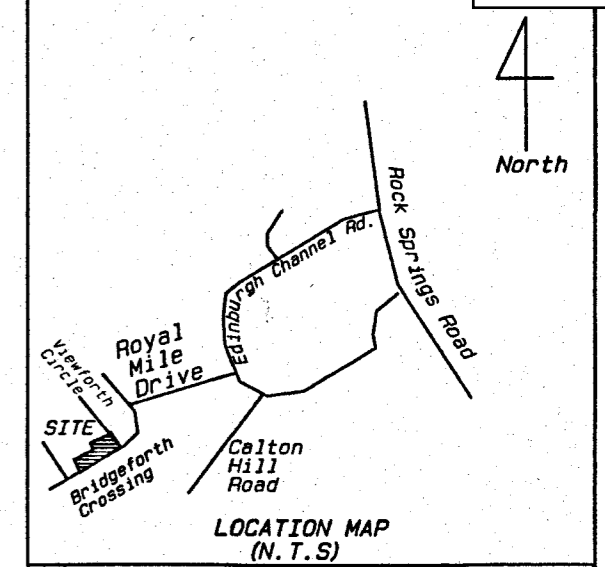
LINE	BEARING	DISTANCE
L1	N74°03'10"E	94.93'
L2	S19°37'39"E	71.23'
L3	S70°19'30"E	109.93'
L4	N19°42'51"W	28.31'

CURVE	RADIUS	LENGTH	CHORD
C1	88.87'	7.11'	N09°48'16"E 7.10'
C2	163.72'	44.63'	N04°19'11"W 44.50'

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>OWNER: <i>[Signature]</i> DATE: 12-11-24</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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>REGISTERED SURVEYOR: <i>[Signature]</i> DATE: 12-11-24</p>	
<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.</p> <p>DATE: December 12, 2024 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE: _____ 20____ CITY ENGINEER</p>	<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 12-11-24 KINGSFORT AUTHORIZING AGENT</p>	<p>CERTIFICATION 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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 12-11-24 KINGSFORT 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 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.</p> <p>DATE: 12/12/24 SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p>			
<p>DIVISION OF THE ROLLER PROPERTY</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 0.178 TOTAL LOTS: 1 ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: ROLLER CIVIL DISTRICT: 11TH SURVEYOR: ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR: 1:10,000</p> <p>SCALE 1"=20'</p>			



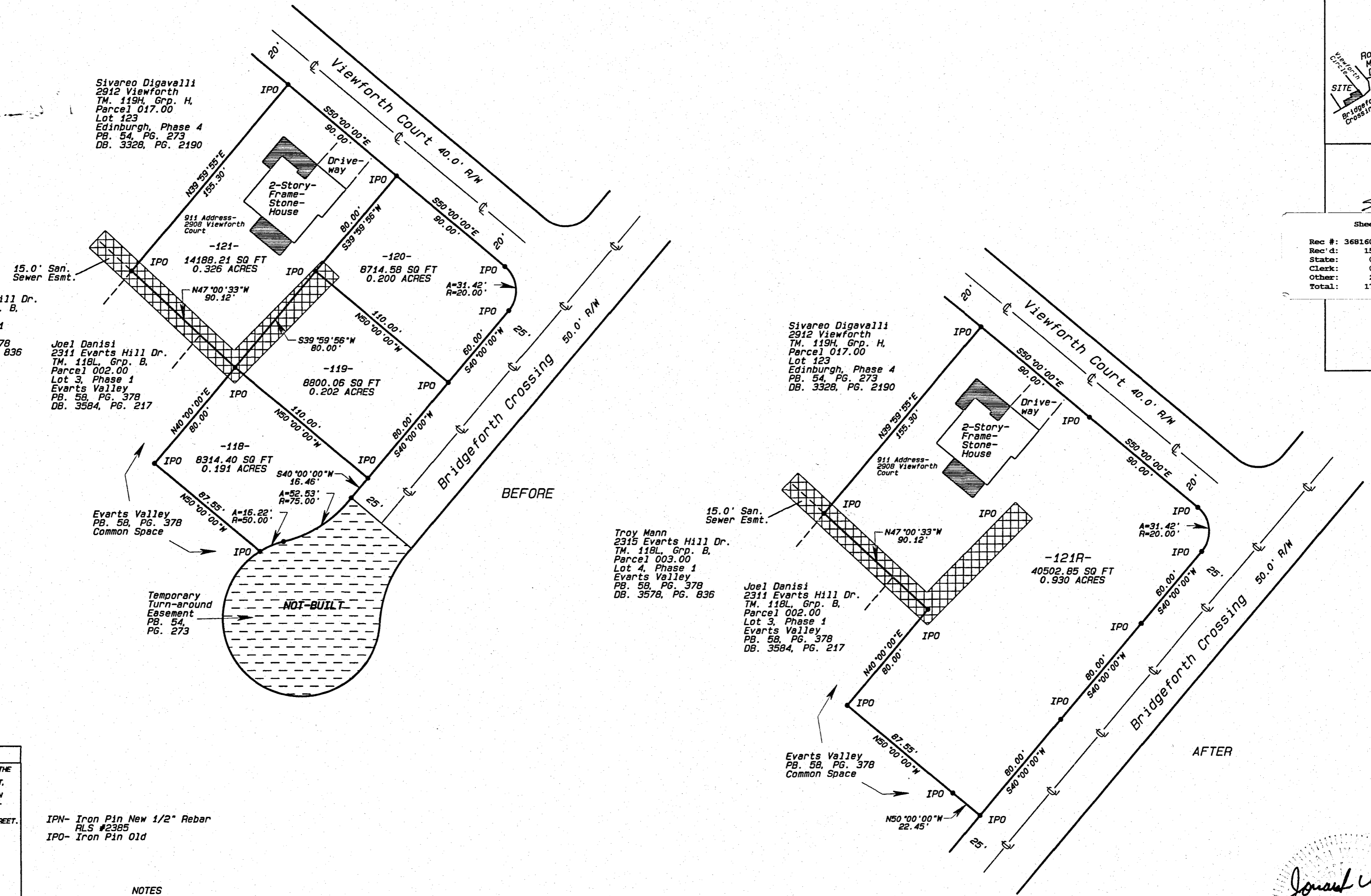
PB. 54, PG. 273



Slide A-1783

Sheena Tinsley, Register  
Sullivan County  
Instrument #: 24021579  
Rec #: 368160  
State: 15.00  
Recorded: 12/17/2024 at 11:55 AM  
Clerk: 0.00  
Other: 2.00  
Total: 17.00  
PGS 522-522

REGISTER OF DEEDS



Troy Mann  
2315 Everts Hill Dr.  
TM. 118L, Grp. B,  
Parcel 003.00  
Lot 4, Phase 1  
Everts Valley  
PB. 58, PG. 378  
DB. 3578, PG. 836

Joel Danisi  
2311 Everts Hill Dr.  
TM. 118L, Grp. B,  
Parcel 002.00  
Lot 3, Phase 1  
Everts Valley  
PB. 58, PG. 378  
DB. 3584, PG. 217

Sivereo Digavalli  
2912 Viewforth  
TM. 119H, Grp. H,  
Parcel 017.00  
Lot 123  
Edinburgh, Phase 4  
PB. 54, PG. 273  
DB. 3328, PG. 2190

Troy Mann  
2315 Everts Hill Dr.  
TM. 118L, Grp. B,  
Parcel 003.00  
Lot 4, Phase 1  
Everts Valley  
PB. 58, PG. 378  
DB. 3578, PG. 836

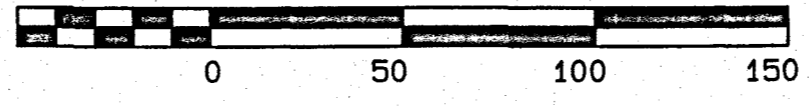
Joel Danisi  
2311 Everts Hill Dr.  
TM. 118L, Grp. B,  
Parcel 002.00  
Lot 3, Phase 1  
Everts Valley  
PB. 58, PG. 378  
DB. 3584, PG. 217

IPN- Iron Pin New 1/2" Rebar  
RLS #2385  
IPO- Iron Pin Old

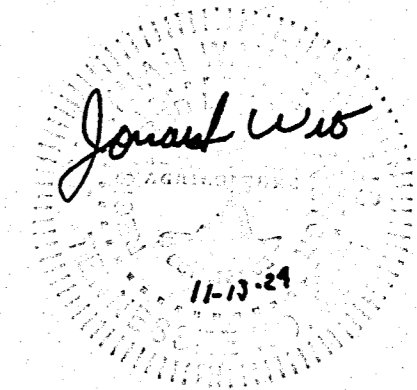
NOTES

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 Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C02300 Effective Date Sept. 29, 2006
7. 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.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- Jennifer De La Cruz, DB. 3490, PG. 1878, TM. 119H, Group H, Parcels 018.00 Thru 020.00, TM. 119H, Grp. H, Parcel 021.00 DB. 3493, PG. 496, PB. 54, PG. 273

GRAPHIC SCALE 1"=50'



Currently Zoned County PD- Planned Development



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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER \_\_\_\_\_ 2024  
OWNER \_\_\_\_\_ 2024  
OWNER \_\_\_\_\_ 2024  
OWNER \_\_\_\_\_ 2024  
OWNER \_\_\_\_\_ 2024

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.  
DATE 12/17/24  
Signature: [Signature]  
CITY CLERK, DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING ON HIS OR HER'S AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPORT CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR, IF REQUIRED, A SURVEY BOND IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
DATE 12/17/24  
SECRETARY, PLANNING COMMISSION

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 SUBDIVISIONS REGULATIONS.  
DATE 11-13-2024  
Signature: Jonathan Willis  
JONATHAN WILLIS R.L.S. LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.  
DATE 12/16/24  
Signature: [Signature]  
AUTHORIZED SIGNATURE TITLE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

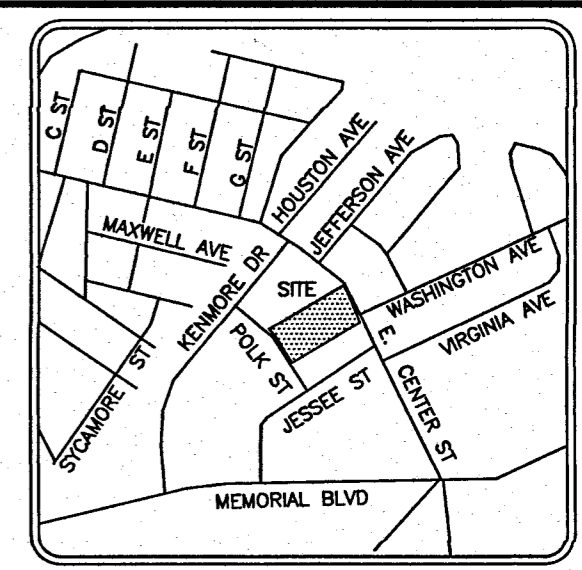
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.  
DATE 12/16/24 2024  
Signature: [Signature]  
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_ AUTHORIZED SIGNATURE \_\_\_\_\_

Replat of Lots 118- 121, Edinburgh-Phase 4

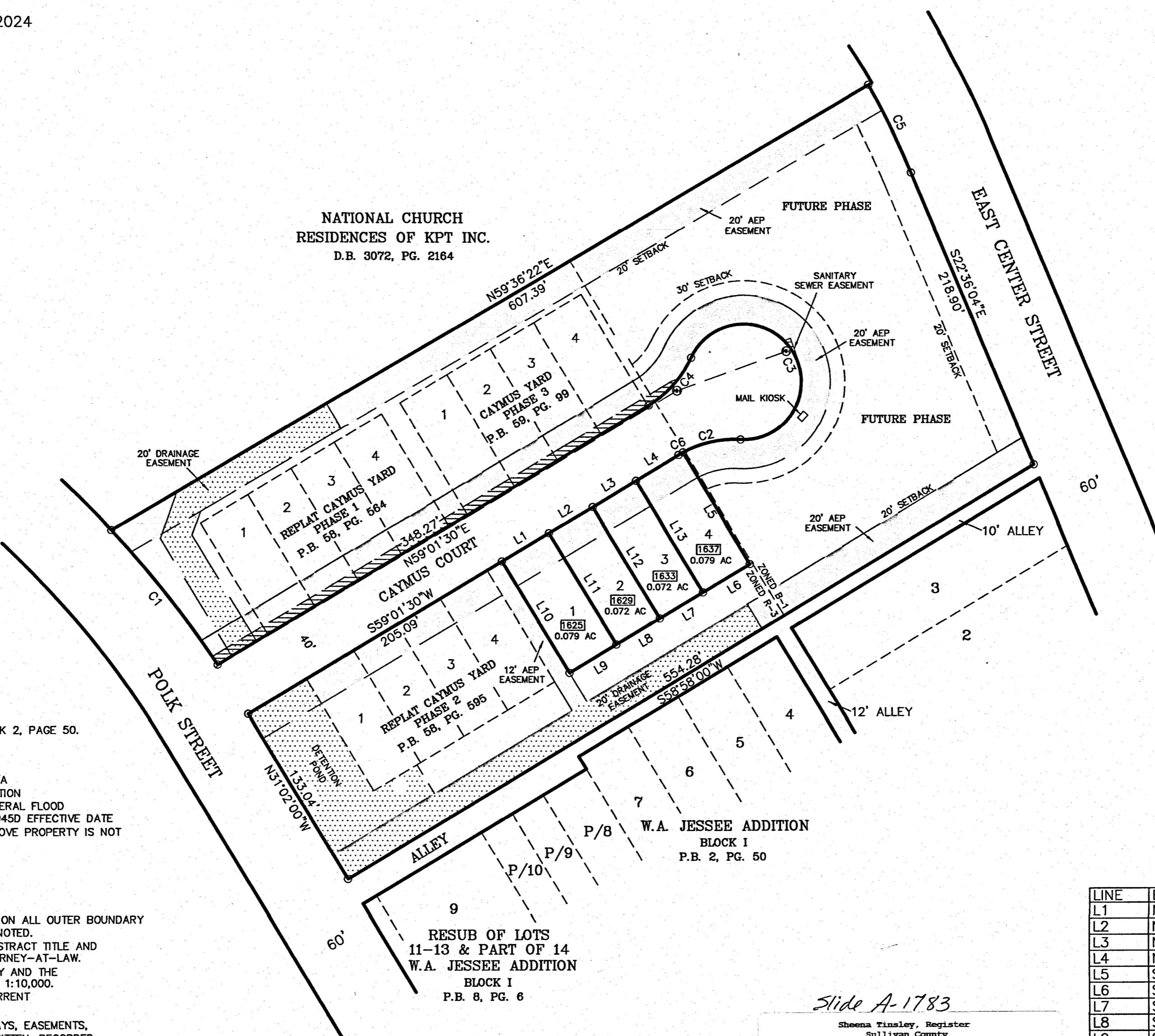
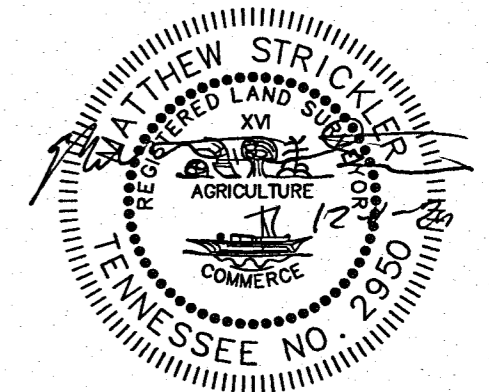
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES 0.930	TOTAL LOTS -1-
ACRES NEW ROAD -0-	MILES NEW ROAD -0-
OWNER De La Cruz	CIVIL DISTRICT 15th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'	
SCALE: 1" = 50'	DRAWN BY J.W.



LOCATION MAP N.T.S.

LEGEND

- N.T.S. NOT TO SCALE
D.B. DEED BOOK
PG. PAGE
P.B. PLAT BOOK
AC ACRES
AEP APPALACHIAN ELECTRIC POWER
SANITARY SEWER MANHOLE

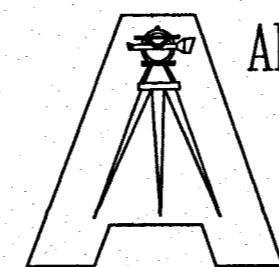


- NOTES: 1) NORTH BASED ON S58°58'00"W AS SHOWN IN PLAT BOOK 2, PAGE 50. 2) PROPERTY IS ZONED R-3 & B-1. 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. 4) JOB NO. 20-11912. 5) ACAD FILE 20-11912 BEGLEY.DWG. 6) FIELD INFORMATION ELECTRONICALLY COLLECTED. 7) TAX MAP 62A "K", PARCEL 3.00. 8) DEED REFERENCE: DEED BOOK 57, PAGE 380. 9) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL OUTER BOUNDARY CORNERS AND ON ROAD BREAKS UNLESS OTHERWISE NOTED. 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW. 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000. 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L13 with their respective bearings and distances.

Slide A-1783
Sheena Tinsley, Register
Sullivan County
Rec #: 368161 Instrument #: 24021580
Rec'd: 15.00 Recorded:
State: 0.00 12/17/2024 at 12:01 PM
Clerk: 0.00 in Plat
Other: 2.00 P59
Total: 17.00 PGS 523-523

Certificate of Ownership and Dedication, Certificate of Approval of Street Lighting System, Certificate of Accuracy. Includes signatures and dates.

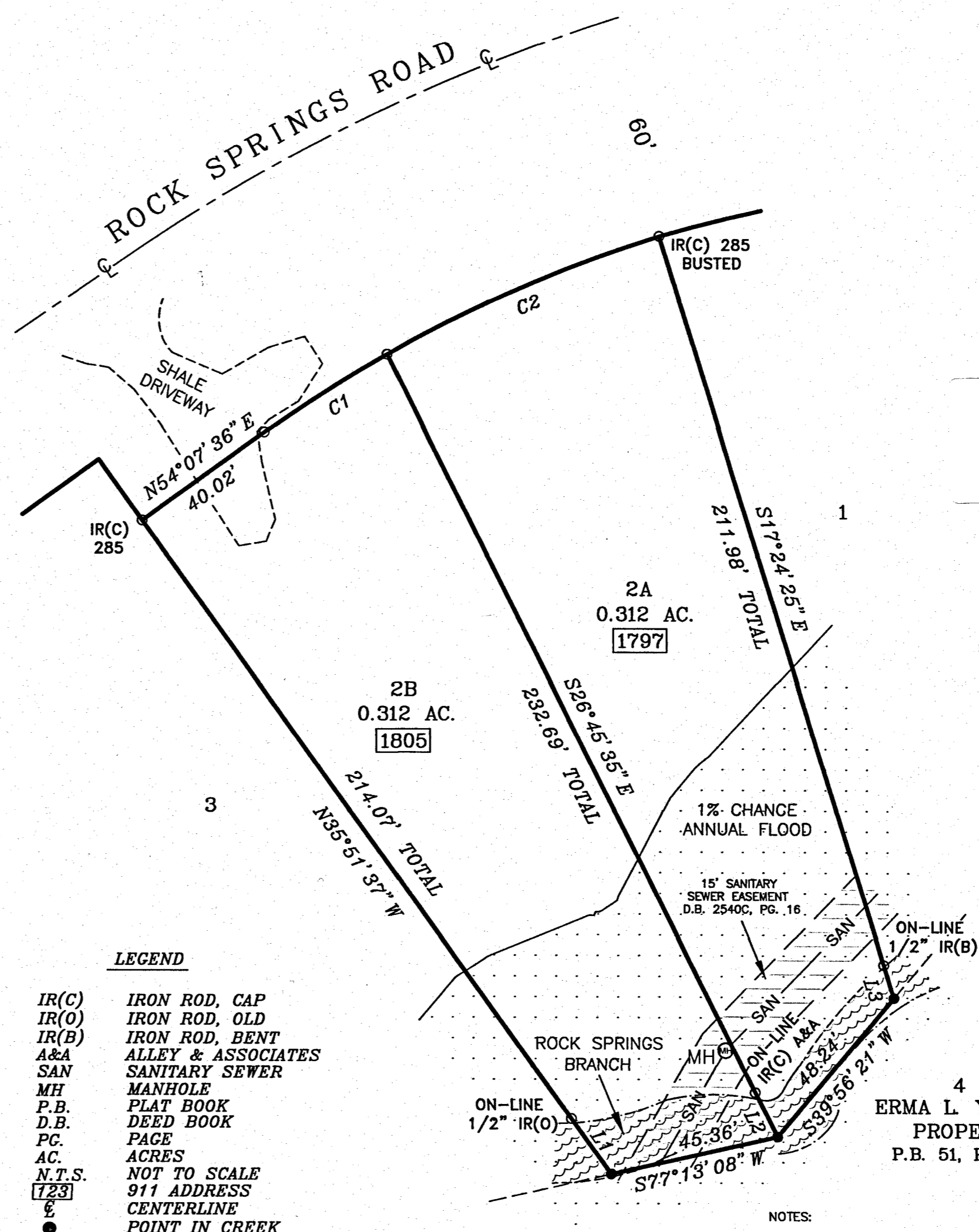
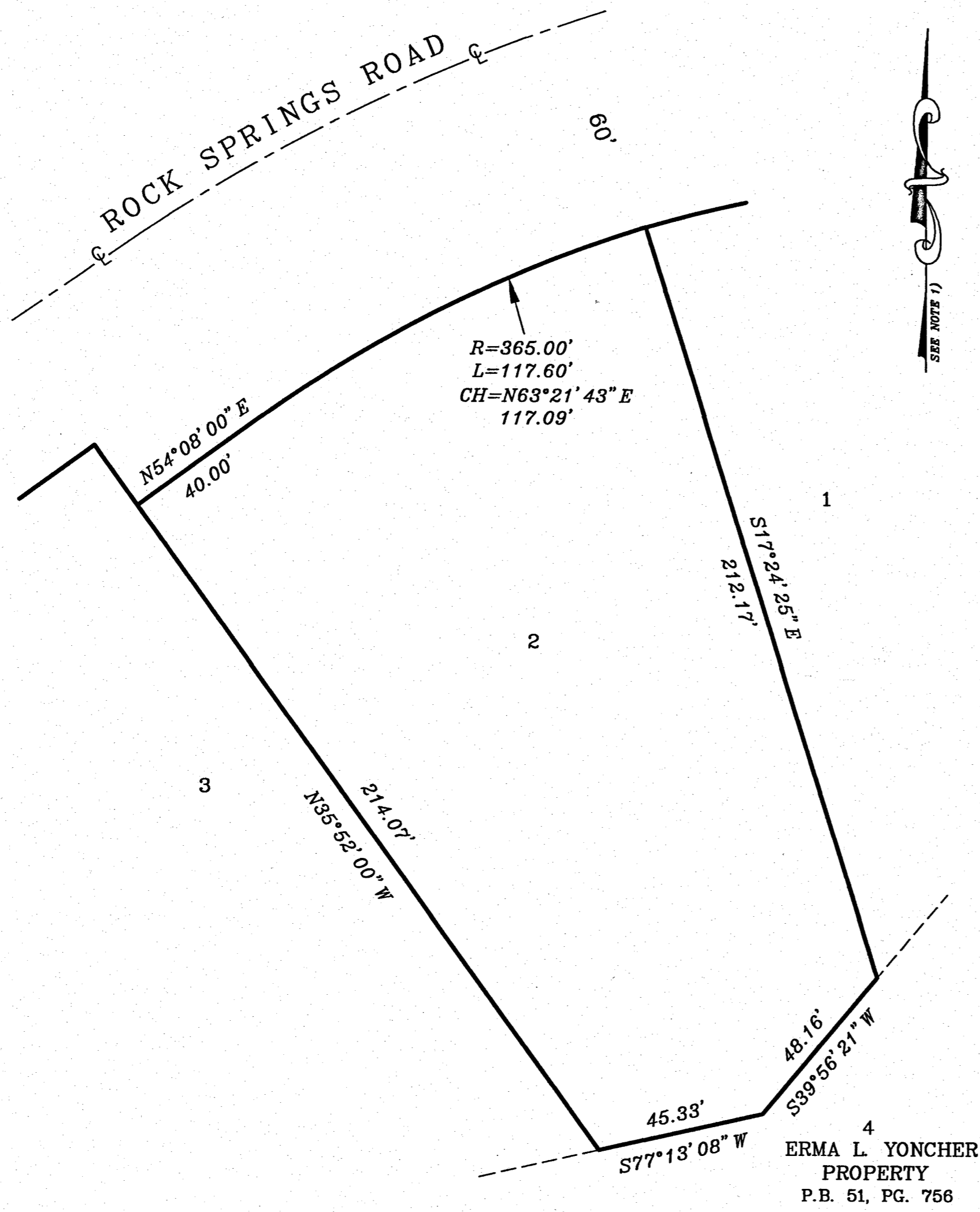


ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: mstrickler@alleyassociates.com

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curves C1 through C6 with their geometric data.

Certification of Approval for 911 Addressing Assignment, Public Water Systems, Streets, Sewerage System, Recording. Includes signatures and dates from various officials.

CAYMUS YARD, PHASE 4
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 0.302 TOTAL UNITS 4
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER HYP, LLC. CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=60'



**LOCATION MAP**  
N.T.S.

Slide A-1784

Sheena Tinsley, Registrar  
Sullivan County

Rec #: 368291 Instrument #: 24021743  
 Rec'd: 15.00 Recorded  
 State: 0.00 12/19/2024 at 8:00 AM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P59  
 Total: 17.00 PGS 525-525

**LEGEND**

IR(C) IRON ROD, CAP  
 IR(O) IRON ROD, OLD  
 IR(B) IRON ROD, BENT  
 A&A ALLEY & ASSOCIATES  
 SAN SANITARY SEWER  
 MH MANHOLE  
 P.B. PLAT BOOK  
 D.B. DEED BOOK  
 PC. PAGE  
 AC. ACRES  
 N.T.S. NOT TO SCALE  
 [723] 911 ADDRESS  
 CENTERLINE  
 POINT IN CREEK

**NOTES:**

1) THERE IS A 7.5' UTILITY & DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES.

**BEFORE**

CURVE	RADIUS	LENGTH	CHORD
C1	365.00'	38.58'	N57°14'33" E 38.57'
C2	365.00'	79.03'	N66°28'27" E 78.88'

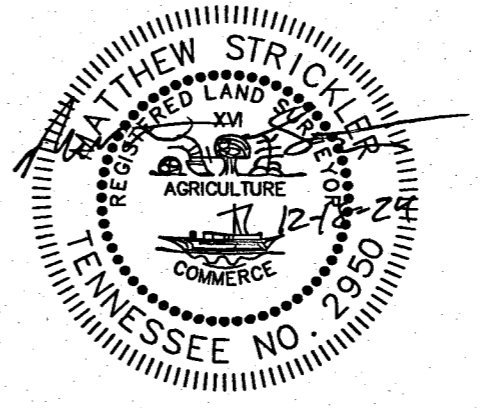
**AFTER**

LINE	BEARING	DISTANCE
L1	N35°51'37" W	18.20'
L2	N26°45'35" W	13.15'
L3	N17°24'24" W	9.24'

- NOTES:**
- NORTH BASED ON S1724'25" E AS SHOWN IN PLAT BOOK 51, PAGE 756.
  - PROPERTY IS ZONED R-1B
  - SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
  - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
  - JOB NO. 24-13663
  - ACAD FILE 24-13663 ROSE.DWG
  - FIELD INFORMATION ELECTRONICALLY COLLECTED
  - TAX MAP 105J "C", PARCEL 008.00
  - DEED REFERENCE: DEED BOOK 3632, PAGE 1342
  - 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
  - THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - THERE IS A 7.5' UTILITY & DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES.

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  Owner: <u>Rose</u> DATE: <u>12-18-24</u>	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.  TRAFFIC ENGINEERING MANAGER: _____ 20	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  REGISTERED SURVEYOR: <u>Matthew Strickler</u> 12-18 20 24
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN ARE APPROVED AS ASSIGNED.  CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <u>December 19 2024</u>	<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  KINGSPORT AUTHORIZING AGENT: <u>12-13-24</u>	<b>CERTIFICATE OF APPROVAL OF STREETS</b> I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.  CITY ENGINEER: _____ 20

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



**RESUBDIVISION OF**

**LOT 2 ERMA L. YOCHER PROPERTY**

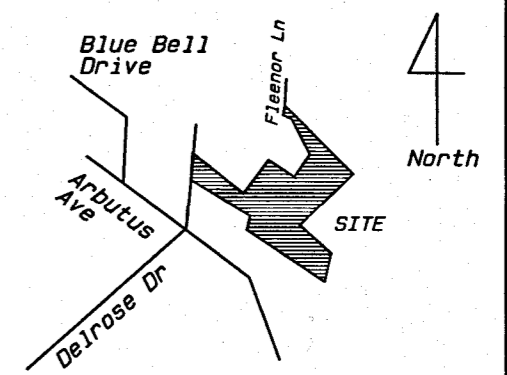
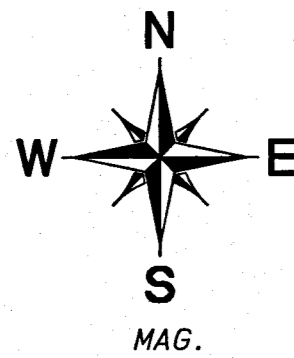
**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 0.624 TOTAL LOTS: 2  
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: ROSE CIVIL DISTRICT: 13TH  
 SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000

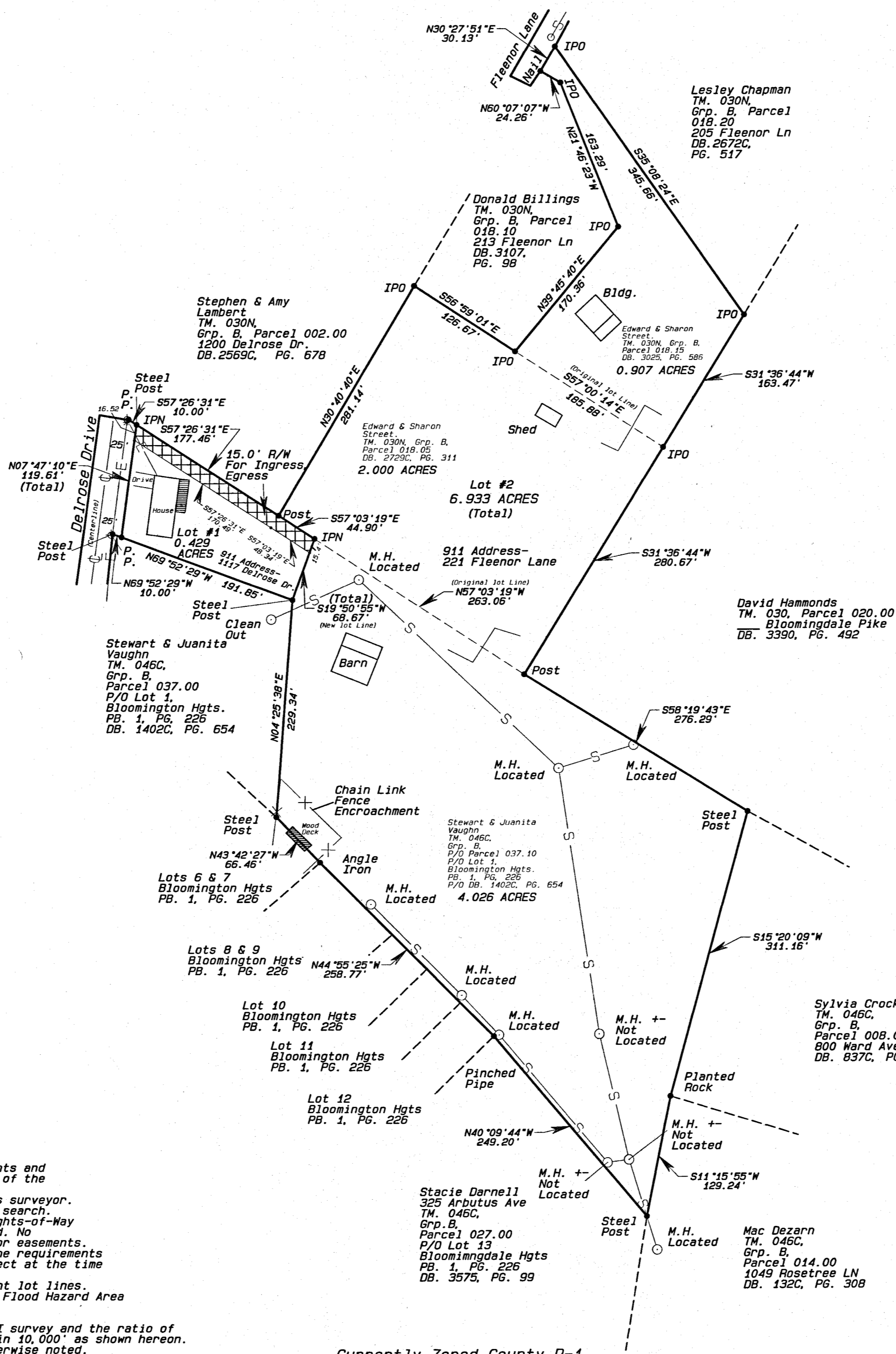
SCALE 1"=30'





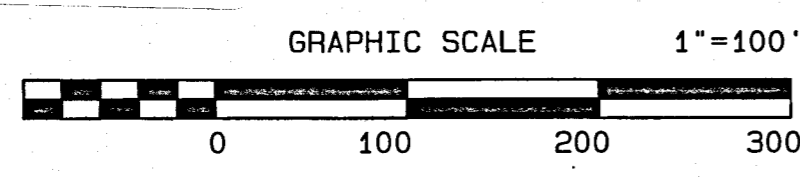
LOCATION MAP (N.T.S)

REGISTER OF DEEDS



Slide A-1784

Sheena Tinsley, Register	
Sullivan County	
Rec #: 368291	Instrument #: 24021744
Rec'd: 15.00	Recorded:
State: 0.00	12/19/2024 at 8:00 AM
Clerk: 0.00	In Plat
Other: 2.00	P59
Total: 17.00	PGS 526-526



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) ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL, SURFES, CUT AND FILL DAMPS, TRILET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

Edward Street 2024  
 [Signature] 2024  
 [Signature] 2024  
 [Signature] 2024  
 [Signature] 2024

- IPN- Iron Pin New 1/2" Rebar RLS #2385
- IPO- Iron Pin Old
- P.P. - Power Pole
- M.H. - Sewer Manhole

NOTES

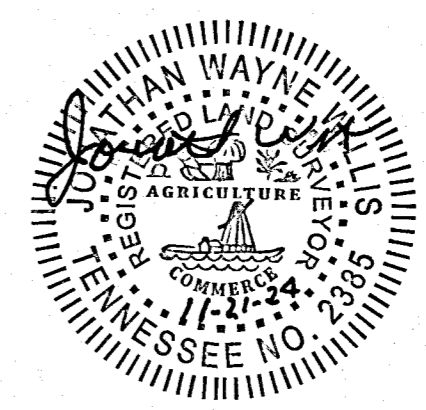
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
- No title information was furnished to this surveyor. This survey is subject to an actual title search.
- This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
- All future construction will conform to the requirements of the Planning and Zoning Ordinance in effect at the time of construction.
- There is a 15' utility Easement along front lot lines.
- This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0045D Effective Date Sept. 29, 2006
- 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.
- Iron pins found on all corners unless otherwise noted.
- Current Owner- As shown Above

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

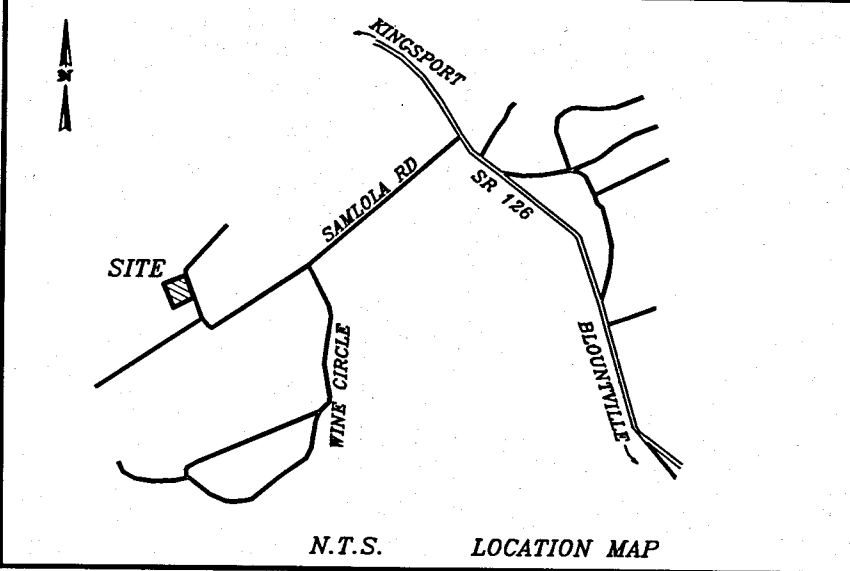
December 19, 2024  
 [Signature]  
 CITY & COUNTY DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING ON HIS OR HERS AUTHORIZED REPRESENTATIVE

Currently Zoned County R-1



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

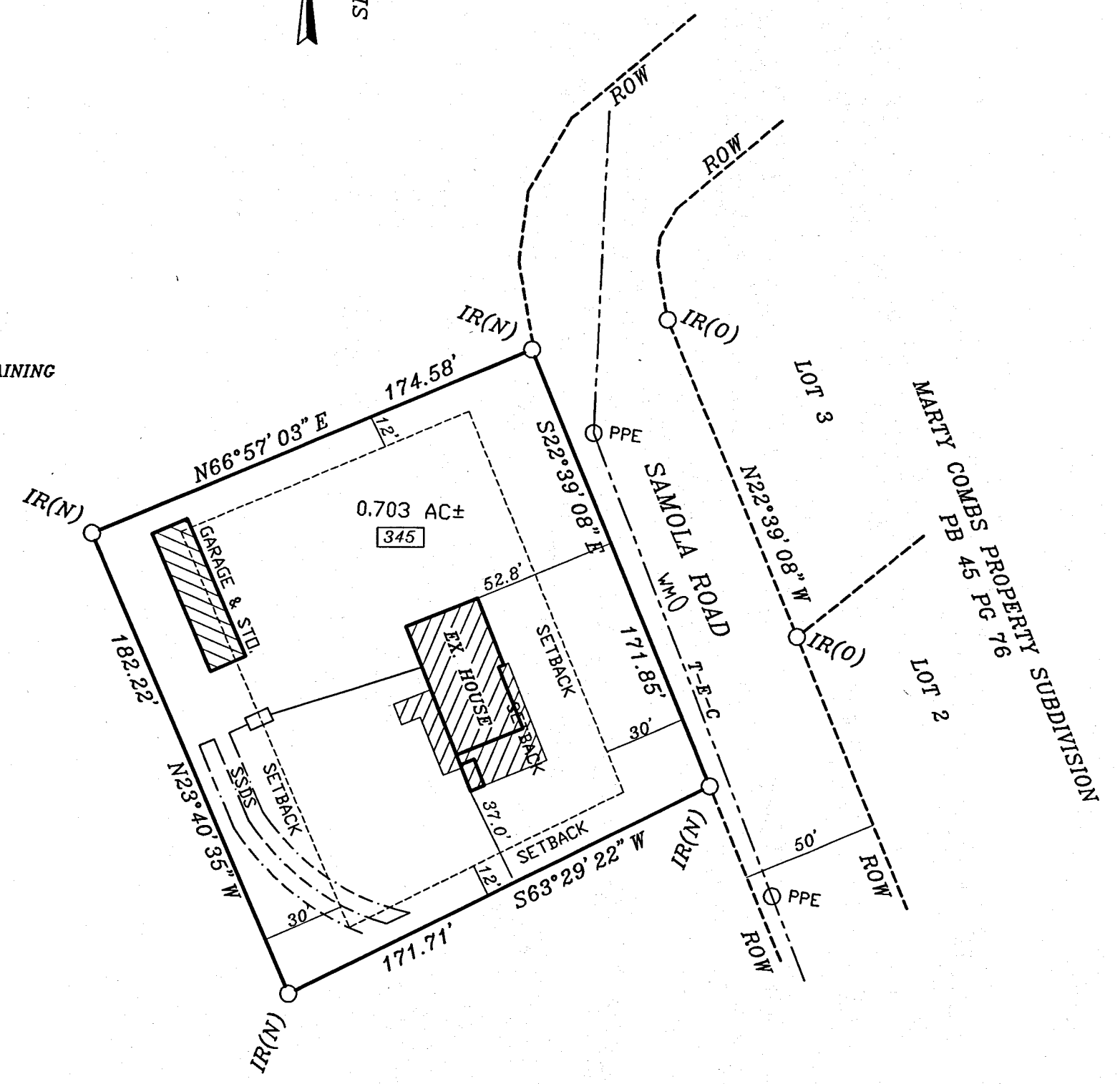
<b>CERTIFICATE OF APPROVAL FOR RECORDING</b>	<b>CERTIFICATE OF ACCURACY</b>	<b>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS</b>	<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b>	<b>CERTIFICATE OF APPROVAL OF STREETS</b>	<b>Division of the Vaughan &amp; Street Property</b>
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPOUR CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPOUR CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPOUR, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.	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 (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.	
DATE: 12/19/24 [Signature] SECRETARY, PLANNING COMMISSION	DATE: 11-21-2024 [Signature] JONATHAN WILLIS R.L.S. LICENSE NUMBER: 2385	DATE: 19 DEC 24 [Signature]	DATE: 19 DEC 2024 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR [Signature] KINGSPOUR AUTHORIZING AGENT	DATE: _____ AUTHORIZED SIGNATURE: _____	<b>KINGSPOUR, TENNESSEE REGIONAL PLANNING COMMISSION</b>
					TOTAL ACRES: 7.3620 TOTAL LOTS: -2-
					ACRES NEW ROAD: -0- MILES NEW ROAD: -0-
					OWNER: Vaughan & Street CIVIL DISTRICT: 11th
					SURVEYOR: JONATHAN W. WILLIS CLOSURE ERROR: 1: 10,000'
					SCALE: 1" = 100' DRANN BY: J.W.



SEE NOTE 1

TESTER, ROSS A.  
DB 3300 PG 54  
TM 049 PAR 036.00  
ZONED R-1  
APPROX. 12.3 AC REMAINING

- LEGEND**
- IR(O) EXISTING IRON ROD WITHOUT SURVEYORS CAP
  - IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
  - PPE POWER POLE EXISTING
  - T-E-C TELEPHONE, ELECTRIC, & CABLE
  - WM WATER METER
  - SSDS SUBSURFACE SEPTIC DISTRUBATION SYSTEM



- NOTES:**
- 1) BEARINGS ARE BASED ON THE ESTABLISHED BY PB 45 PG 76 "MARTY COMBS PROPERTY" (S22°39'08" E)
  - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0070D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) TAX MAP 049 PARCEL 036.00
  - 4) REFERENCE DEED: TESTER, ROSS A. DB 3300 PG 54
  - 5) PROPERTY ZONED: R-1
  - 6) BUILDING SETBACKS LIMITS: FRONT YARD = 30'  
REAR YARD = 30'  
SIDE YARD = 12'
  - 7) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
  - 8) THERE SHALL BE A 15' FRONT EASEMENT FOR UTILITIES AND DRAINAGE.
  - 9) 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 AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
  - 10) [345] = 911 ADDRESS.
  - 11) FIELD BOOK: 187-38
  - 12) ACAD FILE NAME: 24-6824TESTER\S24-6824TESTER.dwg
  - 13) THE PURPOSE OF THIS PLAT IS TO CREATE A STAND ALONE PARCEL THAT INCLUDES THE EXISTING HOUSE BUILT IN 1987.

TESTER, ROSS A.  
DB 3300 PG 54  
TM 049 PAR 036.00  
ZONED R-1  
APPROX. 12.3 AC REMAINING

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.

*John R. Mize*  
Surveyor  
Tenn. Reg. No. 894

**MIZE & ASSOCIATES SURVEYORS**  
690 CROSS COMMUNITY ROAD  
Blountville, Tennessee 37617  
423-384-4562



CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

KINGSPORT CITY WATER SERVICE

DATE: 30 DEC 20 24

LOCAL UTILITY DISTRICT PROVIDER OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF EXISTING SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE TRACTS WITH EXISTING DWELLING CONTAIN A SEPARATE, PROPERLY FUNCTIONING SEPTIC SYSTEM, AND THAT THE SEPTIC TANK, FIELD BED LINES, AND DUPLICATION AREA WITH EACH SYSTEM ARE LOCATED ENTIRELY WITHIN THIS TRACT WITH NO SIGNS OF FAILURE.

I HEREBY FURTHER CERTIFY THAT THE EXISTING SEPTIC SYSTEM ON THE 345 HOUSE (BUILT IN 1987) WAS PERMITTED BY TDEC WITH PERMIT ON FILE. NAME ON TDEC PERMIT: CLYDE GUINN DATE OF PERMIT: 7/31/1987.

OWNER 345 SIGNATURE: *Ross A. Tester* DATE: 12-18-24

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: 12-16-24

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A 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.

CONFIRMED BY PLANNING DIRECTOR-PURSUANT T.C.A. 13-3-402

SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION

DATE: 12/20/24

Slide A-1786

Sheena Tinsley, Register  
Sullivan County

Rec #: 368686 Instrument #: 24022314  
Rec'd: 15.00 Recorded  
State: 0.00 12/31/2024 at 10:39 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 533-533

DATE: NOVEMBER 22, 2024  
REVISION: DECEMBER 17, 2024

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: 12-18-24

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 SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: DEC 17 20 24

TENNESSEE REGISTERED LAND SURVEYOR

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 AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED OR,
3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT REGIONAL PLANNING COMMISSION.

DATE: 12-18-24

OFFICE ENGINEER OR SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS OR AUTHORIZED REPRESENTATIVE

SUBD. of ROSS A. TESTER PROPERTY

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES 0.703 AC± TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER TESTER, ROSS A. CIVIL DISTRICT 7th

SURVEYOR MIZE & ASSOCIATES CLOSURE ERROR 1:10,000+

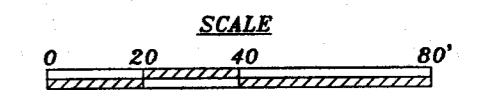
SCALE 1" = 50'

NOTES: (1) THIS SURVEY IS SUBJECT TO THE EXACT LOCATION OF THE RIGHT-OF-WAY OF THE PETTY JOHN ROAD & THE MOODY DRIVE.  
 (2) DEED REFERENCE: D.B.-2882C PG.-298  
 (3) TAX MAP 63-C GROUP-A PARCELS 48.00 & 48.01  
 (4) PROPERTY OWNER ADDRESS: BRIAN K JAMES  
 5100 MOODY DRIVE  
 KINGSPORT, TN 37664  
 (5) ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN, ARE BASED UPON COUNTY TAX RECORDS AND SUBJECT TO THE ACCURACY THEREOF.  
 (6) UTILITIES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.  
 (7) SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION DOCUMENTATION FOUND THEREIN.

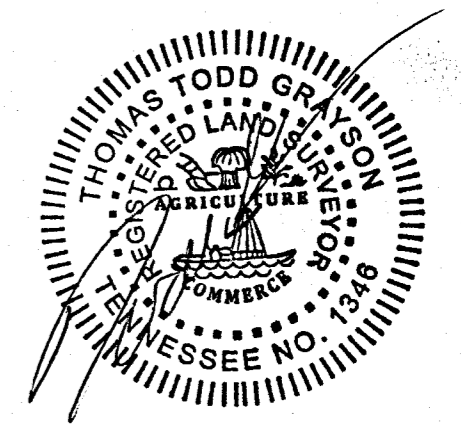
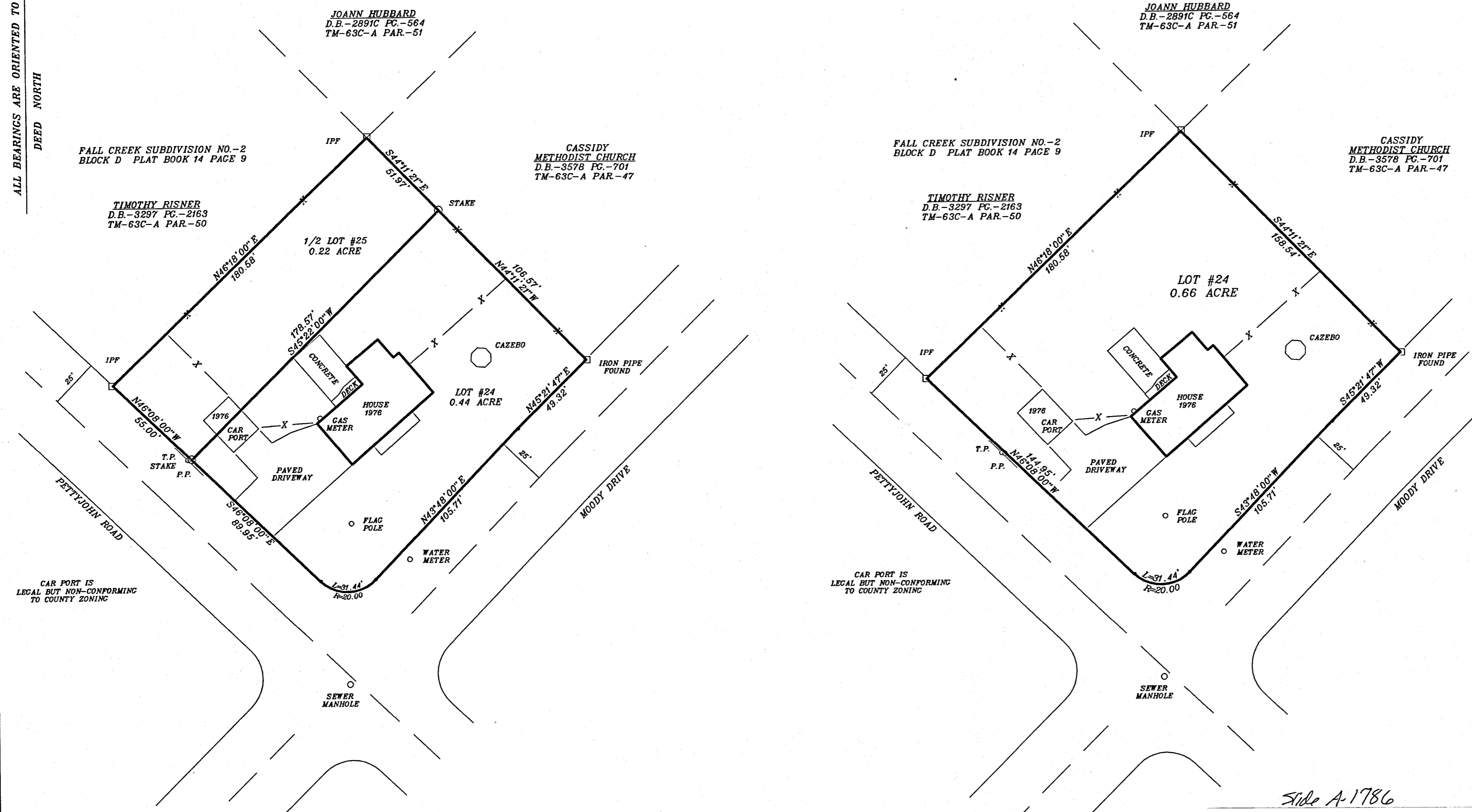
BUILDING SETBACKS LIMITS  
 FRONT - 30'  
 REAR - 30'  
 SIDES - 12'

**LEGEND**

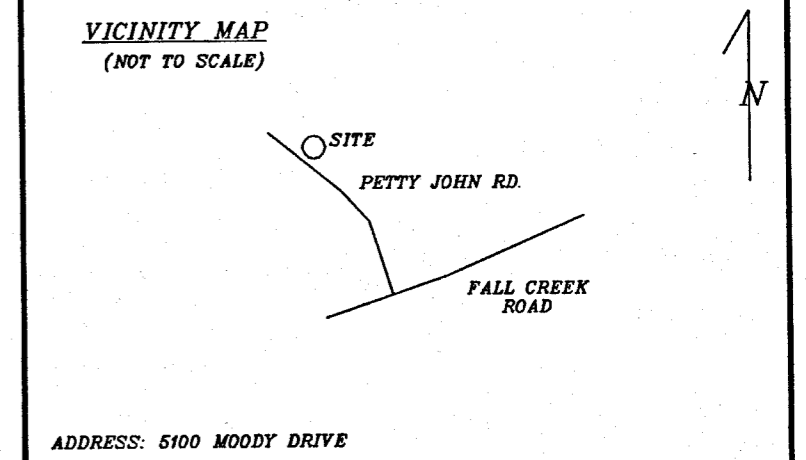
- IRON PIN SET
- IRON PIN FOUND
- △ MONUMENT FOUND
- UNMARKED POINT
- ⊗ TREE CORNER
- ADJOINER'S PROPERTY LINES
- ROADS
- X-X- FENCE
- STREAMS



ALL BEARINGS ARE ORIENTED TO DEED NORTH



THOMAS TODD GRAYSON, RLS 1346  
 THOMAS J. KERLEY, RLS 1823  
 APPALACHIAN LAND SURVEY CO.  
 P. O. BOX 410  
 MTN CITY, TN 37683



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SEEN VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE 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 CASES OF DEFAULT.

SECRETARY: *[Signature]* 12/30/24 DATE

KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS

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

DATE: 30 DEC 2024

*[Signature]*  
 CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

*[Signature]*  
 APPALACHIAN LAND SURVEY COMPANY

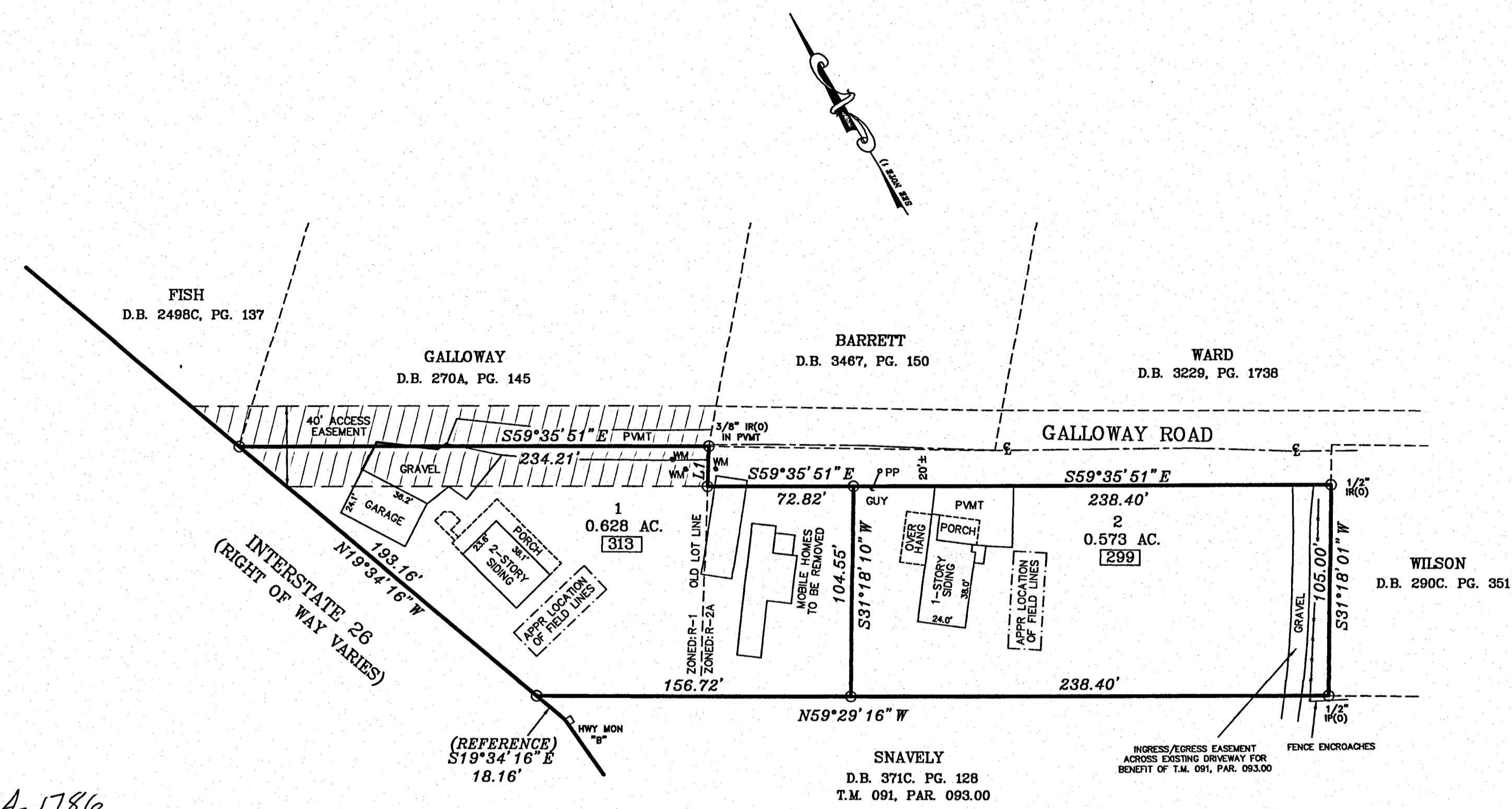
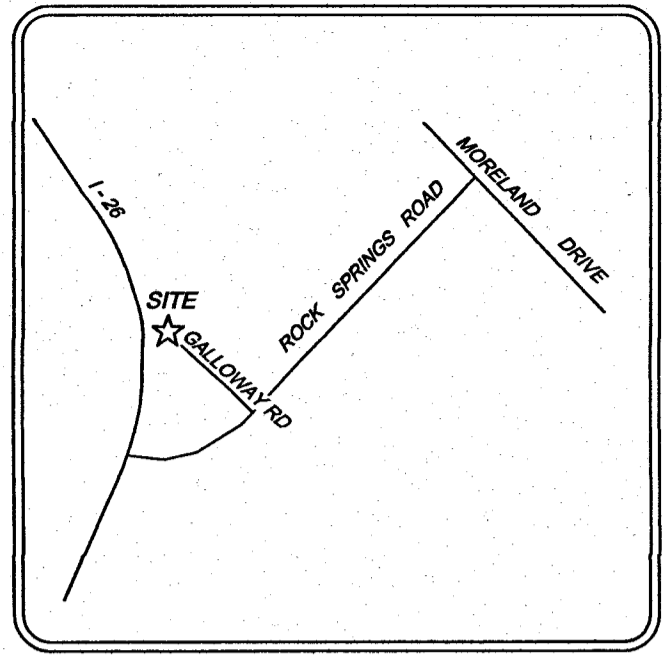
Side A-1786

Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 368689 Instrument #: 24022317  
 Rec'd: 15.00 Recorded  
 State: 0.00 12/31/2024 at 10:46 AM  
 Clerk: 0.00 in Plat  
 other: 2.00 P59  
 Total: 17.00 PGS 535-535

MAP: D14B-123 ACAD: 24-474G D/C: 24-474G

<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, WALES, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: Dec 20 2024  <i>[Signature]</i>    OWNER(S)</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 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: Dec 11 2024  <i>[Signature]</i>    TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE: 30 DEC 2024  <i>[Signature]</i>    LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE</p>	<p>CERTIFICATE 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 RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR    (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION</p> <p>DATE: 12-20-24  <i>[Signature]</i>    CITY ENGINEER OR SULLIVAN COUNTY COMMISSIONER-HIGHWAYS</p>	<p>CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: 12-20-24  <i>[Signature]</i>    SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE</p>	<p>REPLAT OF FALL CREEK SUBDIVISION #2 SECTION 1, BLOCK D, LOT #24 &amp; PART OF LOT #25</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRE: 0.66 TOTAL LOTS: 1    ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: BRIAN K JAMES    SURVEYOR: THOMAS TODD GRAYSON CLOSURE ERROR: 1:10000</p> <p>SCALE: 1" = 40' 7th CIVIL DISTRICT</p>
---	---	--	--	---	---

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- LEGEND
IR(O) IRON ROD (OLD)
IP(O) IRON PIPE (OLD)
HWY HIGHWAY
MON MONUMENT
PVT PAVEMENT
WM WATER METER
D.B. DEED BOOK
PG. PAGE
PP POWER POLE
T.M. TAX MAP
PAR. PARCEL
N.T.S. NOT TO SCALE
AC. APPROXIMATE
APPR. 911 ADDRESS CENTERLINE

Slide A-1786
Sheena Tinsley, Register
Sullivan County
Rec #: 368698 Instrument #: 24022316
State: 0.00 12/31/2024 at 10:43 AM
Clerk: 0.00 in Plat
Other: 2.00 P59
Total: 17.00 PGS 534-534

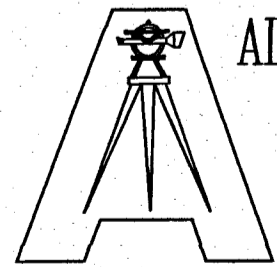
Certificate of Existing Septic System:

I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system...
Name on TDEC Permit: BERT GALLOWAY Date of Permit: 06-06-1994
Name on TDEC Permit: STEVE GALLOWAY Date of Permit: 07-14-2014
Owner(s) Signature: Steve Galloway Date: 12/18/2024
Owner(s) Signature: Steve Galloway Date: 12/18/2024

Table with 3 columns: LINE, BEARING, DISTANCE. Row 1: L1 S32°33'47"W 20.01'

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE, TN 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON AUGUST 27, 2024 UTILIZING TRIMBLE R780I RECEIVERS. GEIOD18
2) PROPERTY IS ZONED R-1 & R-2A AS SHOWN SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 24-13440
5) ACAD FILE 24-13440 GALLOWAY.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 091 PARCELS 086.10 & 087.00
8) DEED REFERENCE: D.B. 270A, PG. 145 & D.B. 3552, PG. 588
9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV.
11) THIS SURVEY WAS DONE WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
14) THE PURPOSE OF THIS REPLAT IS TO CORRECT A SCRIVENER'S ERROR ON PRIOR PLAT.



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

Grid of certification forms including: CERTIFICATE OF OWNERSHIP AND DEDICATION, CERTIFICATE OF ACCURACY, CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT, CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS, CERTIFICATE OF APPROVAL OF STREETS, CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM, CERTIFICATE OF APPROVAL FOR RECORDING, and THE STEFFEY & GALLOWAY PROPERTY KINGSFORT REGIONAL PLANNING COMMISSION.

NOTES

- \* All areas calculated by coordinate computation method.
- \* 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.
- \* No underground utilities were surveyed. Any underground utilities shown are drawn based on observed above ground utilities. Sewer lines shown based on City of Kingsport GIS information and have not been verified. See Deed Book 2198 Page 331 for 15' wide sanitary sewer easement.
- \* Reference: Deed Book 3268 Page 2425. Tax Map 031 Parcel 045.10.
- \* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
- \* A portion of the property is located in Special Flood Hazard Area Zone A as shown on FIRM No. 47163C0055D effective date 9/29/2006.

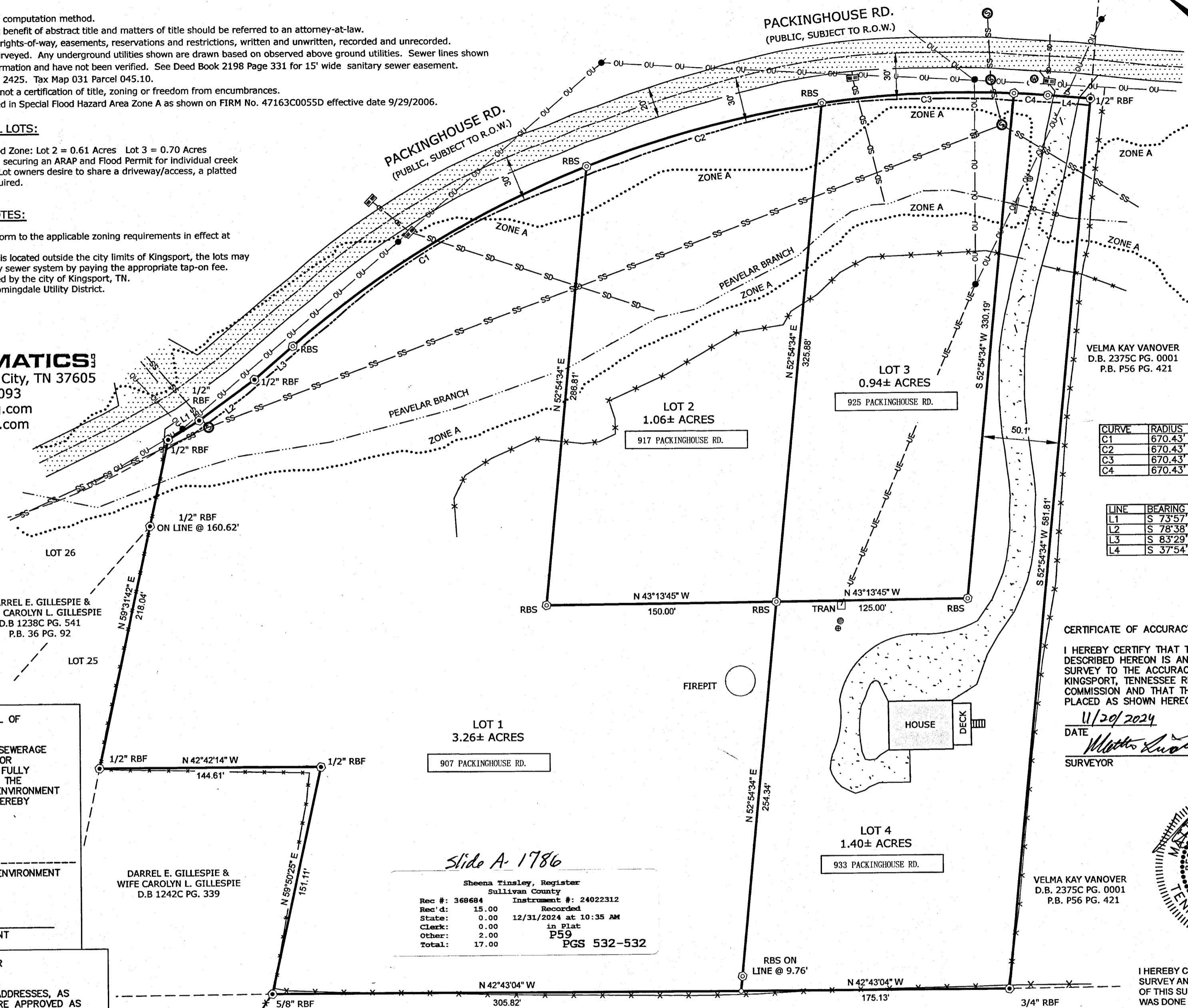
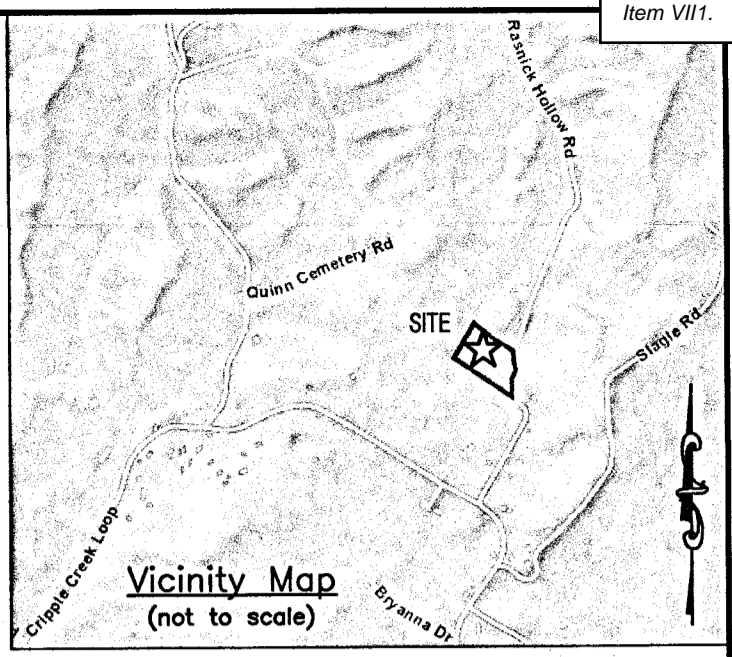
NOTES FOR INDIVIDUAL LOTS:

- \* Buildable area outside the Flood Zone: Lot 2 = 0.61 Acres Lot 3 = 0.70 Acres
- \* Each owner lot owner plans on securing an ARAP and Flood Permit for individual creek crossing driveway permit. If Lot owners desire to share a driveway/access, a platted and recorded easement is required.

CITY OF KINGSFORT NOTES:

- \* All building setbacks shall conform to the applicable zoning requirements in effect at such time of construction.
- \* Although the subject property is located outside the city limits of Kingsport, the lots may be served by the city's sanitary sewer system by paying the appropriate tap-on fee.
- \* Sanitary sewer service provided by the city of Kingsport, TN.
- \* Water service supplied by Bloomingdale Utility District.

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



**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. SUCH STANDARD EASEMENT AREAS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSFORT REGIONAL PLANNING COMMISSION.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.43	226.03	224.96	N 73°50'17" W	19°19'01"
C2	670.43	159.37	159.00	N 57°22'10" W	13°37'12"
C3	670.43	125.72	125.53	N 45°11'15" W	10°44'39"
C4	670.43	22.18	22.18	N 38°52'04" W	1°53'43"

LINE	BEARING	DISTANCE
L1	S 73°57'58" E	23.87'
L2	S 78°38'01" E	44.81'
L3	S 83°29'48" E	33.15'
L4	S 37°54'48" E	27.84'

Legend

- Inaccessible Point
- ⊙ 5/8" Rebar w/Cap Set Flush (RBS)
- ⊙ Rebar Found (RBF as described)
- ⊙ Sanitary Sewer Manhole
- ⊙ Utility Pedestals
- ⊙ Clean Out
- ⊙ Utility Pole
- ⊙ Water Meter
- ⊙ Water Spicket
- SS — Sewer Line
- SD — Storm Drain
- Deed Line (not surveyed)
- Surveyed Boundary Line
- OU — Overhead Utility Lines
- UE — Underground Electric
- SFHA Zone A
- Centerline
- Right of Way Claimed by County
- ▨ Gravel
- ▨ Pavement
- P.B. Plat Book
- D.B. Deed Book
- PG. Page
- TRAN. Electric Transformer

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 11/20/2024  
 SURVEYOR Matthew Lindvall



VELMA KAY VANOVER  
 D.B. 2375C PG. 0001  
 P.B. P56 PG. 421

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 # 2847 11/20/2024

REFERENCES

Deed Book 3268 Page 2425  
 Tax Map 031 Parcel 045.10

Fieldwork Completed: 11/06/2024  
 Drawn By: MDL Checked By: ARS  
 Project # 24098

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 12-31-24

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 OR Sam Cho  
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE 12-17-24

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

CERTIFICATE OF APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSFORT REQUIREMENTS.  
 OR  
 I HEREBY CERTIFY: (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

DATE  
 CITY STORMWATER MANAGER

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 12/31/24  
 SECRETARY:  
 KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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 12/20/24  
 OWNER Jasson Thomley

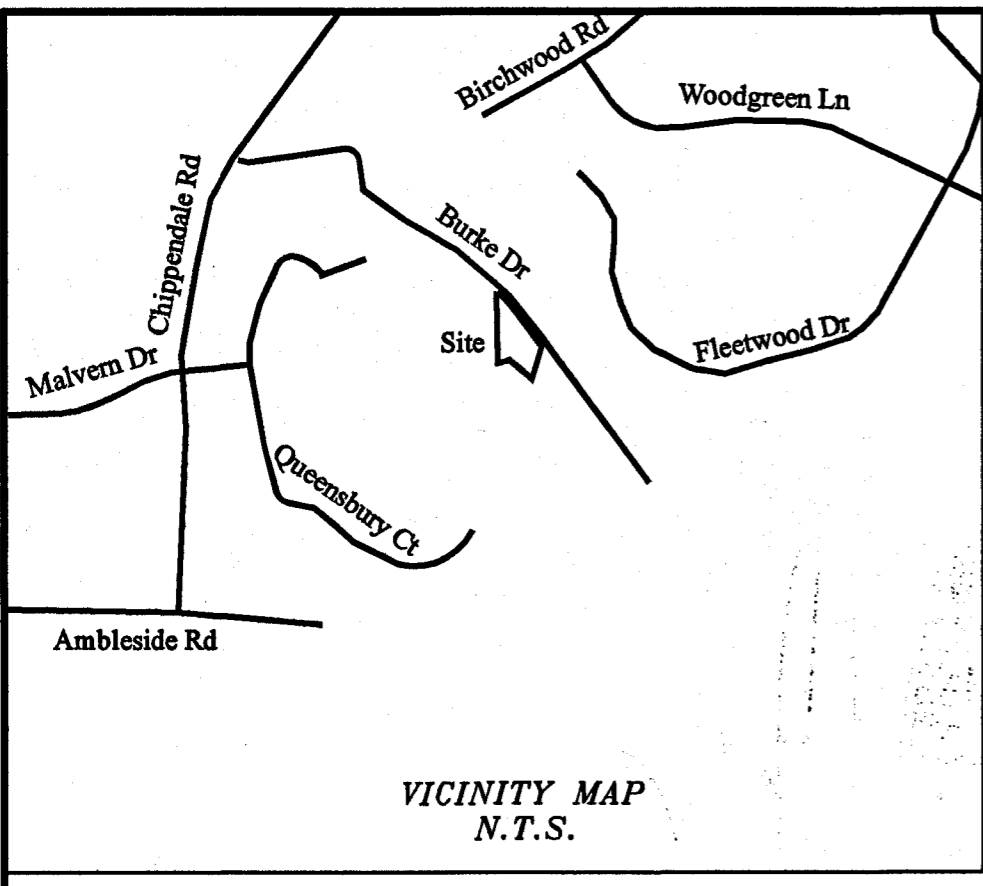
CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 12-20-24  
 AUTHORIZING AGENT Charles Pappas

DIVISION OF THOMLEY PROPERTY

KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	6.66±
TOTAL LOTS	4
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	JASSON THOMLEY CIVIL DISTRICT 10th
SURVEYOR	MATTHEW LINDVALL CLOSURE ERROR 1:10,000
SCALE 1"=50'	0 50' 100' 150'



**CERTIFICATION OF THE APPROVAL OF STREETS**

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

DATE \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM**

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

DATE 1/6 20 25

Chad E. Smith  
AUTHORIZING AGENT  
AUTHORIZED REPRESENTATIVE

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7 1/2" WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

**CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM**

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

DATE 1/6 20 25

\_\_\_\_\_  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

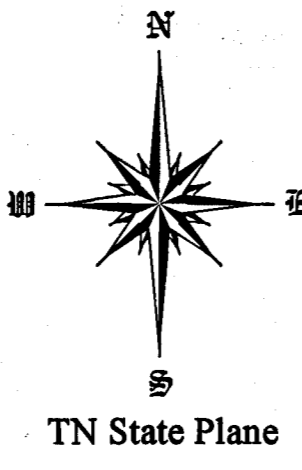
Chad E. Smith  
KINGSPORT AUTHORIZED AGENT

**FLOOD CERTIFICATION**

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

FIRM MAP #: 47163C0040D  
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
EFFECTIVE DATE: 9/29/2006

- Legend**
- denotes Rebar Found
  - denotes Rebar Set
  - ⊙ denotes Calculated Point Unless otherwise Noted
  - denotes Highway Marker
  - ▲ denotes Railroad Spike
  - ⊕ denotes Water Meter
  - denotes Payment
  - ▨ denotes Gravel
  - ▩ denotes Concrete
- Notes**
1. Deed Reference: DB 941C - PG 440, DB 941C - PG 443
  2. TAX MAP: 060G - F - 008.00, 060G - F - 009.00
  3. Sewer may be added to the "Garage" Lot at any time but will be at the owners expense

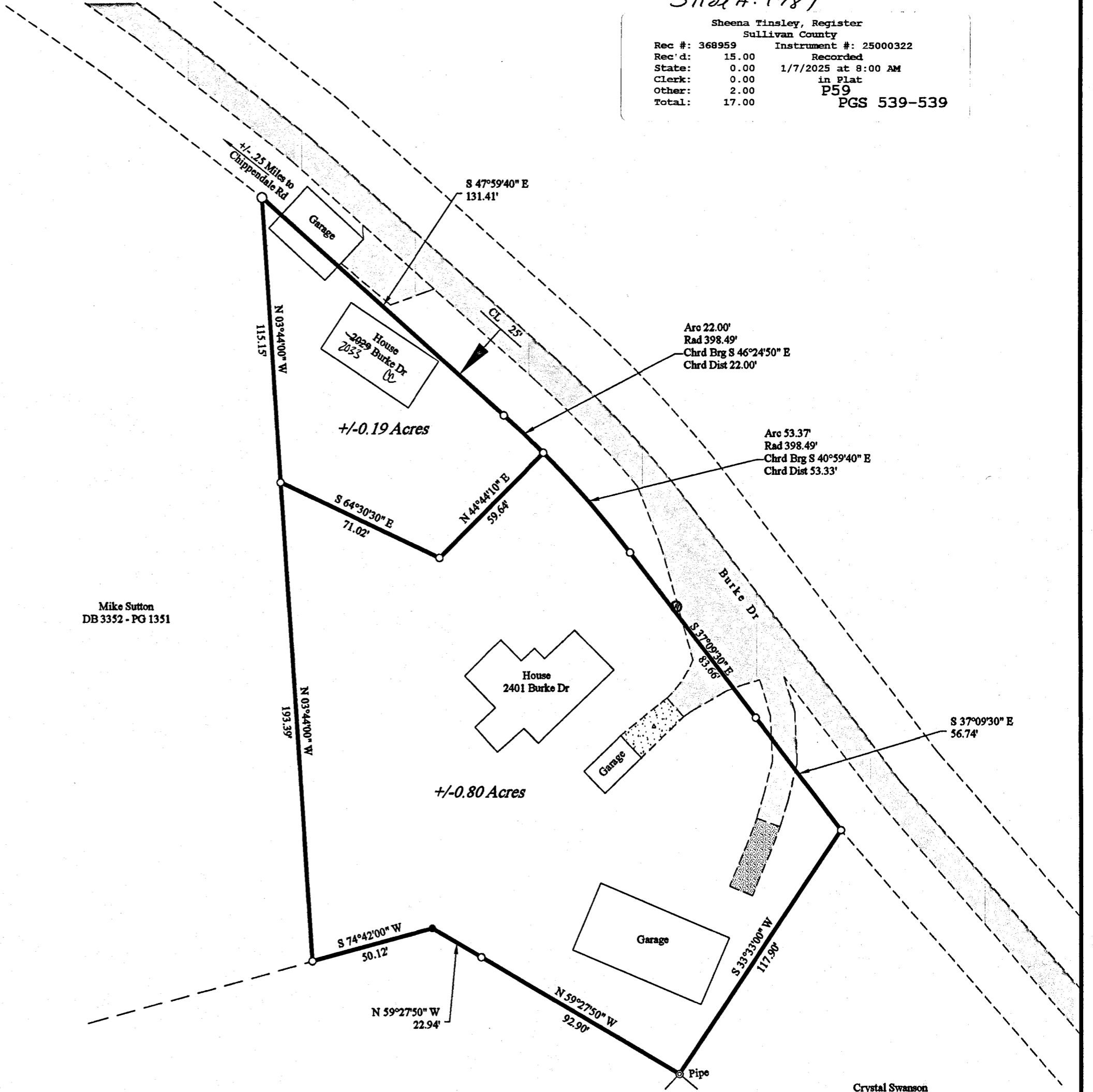


Slide # 1787

Sheena Tinsley, Register	
Sullivan County	
Rec #: 368959	Instrument #: 25000322
Rec'd: 15.00	Recorded
State: 0.00	1/7/2025 at 9:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 539-539

**CERTIFICATION OF THE APPROVAL OF SEPTIC SYSTEM**

\_\_\_\_\_  
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION



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

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

1/6/25  
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

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

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

Address 3 20 25  
DATE

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

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

0 40 80 120

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**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.

Donna Brock 12-3-25  
OWNER DATE

OWNER DATE

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

01-02 20 25  
DATE

Larry M. Culbertson  
SURVEYOR

(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000

01-02-2025 883  
SURVEYOR TN. REG. NO

DATE

**SURVEY FOR: DONNA BROCK**

Date	File:brock-d.DWG	Scale:
01-02-2025	Drawn By: SWS	1" = 40'
Twelfth (12th) District Sullivan County, Tn		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8557

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2025

THIS MAP CANNOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE.



THIS IS TO CERTIFY THAT THIS ZONING DEVELOPMENT PLAN HAS BEEN GRANTED PRELIMINARY/FINAL APPROVAL BY THE PLANNING COMMISSION ON 6-15-2006, SUBJECT TO ANY CONDITIONS AS NOTED ON THIS PLAN.

*[Signature]*  
DIRECTOR OF PLANNING  
DATE 1/7/25

Slide A-1787

Sheena Tinsley, Register  
Sullivan County  
Instrument #: 25000321  
Rec #: 369958  
State: 15.00  
Clerk: 2.00  
Other: 2.00  
Total: 17.00  
Recorded: 1/7/2025 at 8:00 AM  
in Plat P59  
PGS 538-538

NOTES:

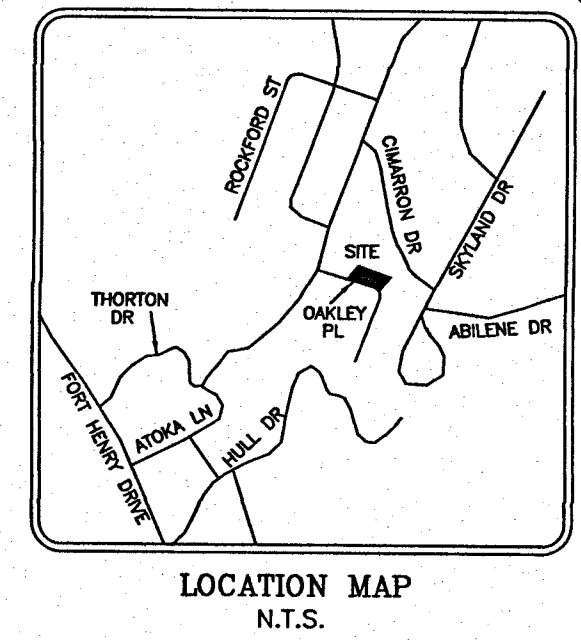
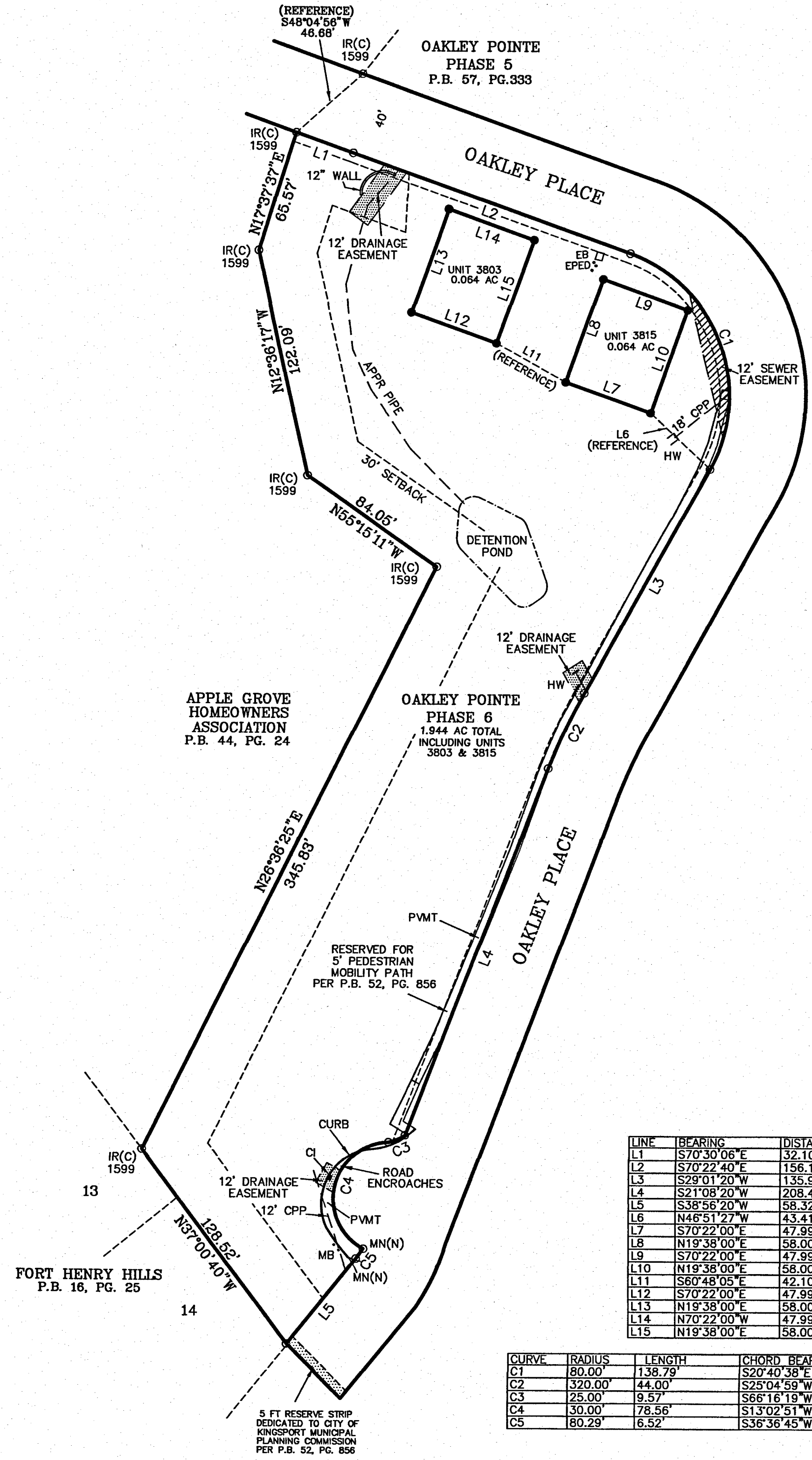
- 1) NORTH BASED ON S70°33'E AS SHOWN IN PLAT BOOK 57, PAGE 333.
- 2) PROPERTY IS ZONED PD
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 24-13258
- 6) ACAD FILE 24-13258 BARE.DWG
- 7) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 8) TAX MAP 77H "B", PARCEL 002.00
- 9) PRIOR PLAT REFERENCE: PLAT BOOK 52, PAGE 856
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 14) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

FORT HENRY HILLS  
P.B. 16, PG. 25

APPLE GROVE HOMEOWNERS ASSOCIATION  
P.B. 44, PG. 24

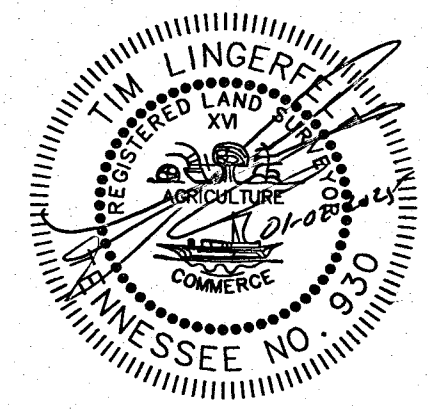
OAKLEY POINTE PHASE 5  
P.B. 57, PG.333

OAKLEY POINTE PHASE 6  
1.944 AC TOTAL INCLUDING UNITS 3803 & 3815

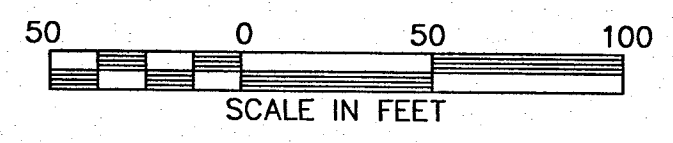


LEGEND

- IR(C) IRON ROD (CAP)
- MN(N) NAIL (NEW)
- N.T.S. NOT TO SCALE
- P.B. PLAT BOOK
- PG. PAGE
- AC ACRES
- CI CURB INLET
- MB MAILBOX
- PVMT PAVEMENT
- CPP CORRUGATED PLASTIC PIPE
- EPED ELECTRIC PEDESTAL
- EB ELECTRIC BOX
- APPR APPROXIMATE
- UNMARKED POINT



OAKLEY POINTE  
PHASE 6  
A PLANNED DEVELOPMENT  
11TH CIVIL DISTRICT  
SULLIVAN COUNTY, TENNESSEE  
DATE: JANUARY 2, 2025  
SCALE: 1"=50'



LINE	BEARING	DISTANCE
L1	S70°30'06"E	32.10'
L2	S70°22'40"E	156.17'
L3	S29°01'20"W	135.99'
L4	S21°08'20"W	208.46'
L5	S38°56'20"W	58.32'
L6	N46°51'27"W	43.41'
L7	S70°22'00"E	47.99'
L8	N19°38'00"E	58.00'
L9	S70°22'00"E	47.99'
L10	N19°38'00"E	58.00'
L11	S60°48'05"E	42.10'
L12	S70°22'00"E	47.99'
L13	N19°38'00"E	58.00'
L14	N70°22'00"W	47.99'
L15	N19°38'00"E	58.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	80.00'	138.79'	S20°40'38"E	122.03'
C2	320.00'	44.00'	S25°04'59"W	43.96'
C3	25.00'	9.57'	S66°16'19"W	9.51'
C4	50.00'	78.56'	S13°02'51"W	57.96'
C5	80.29'	6.52'	S36°36'45"W	6.52'

REVISIONS:

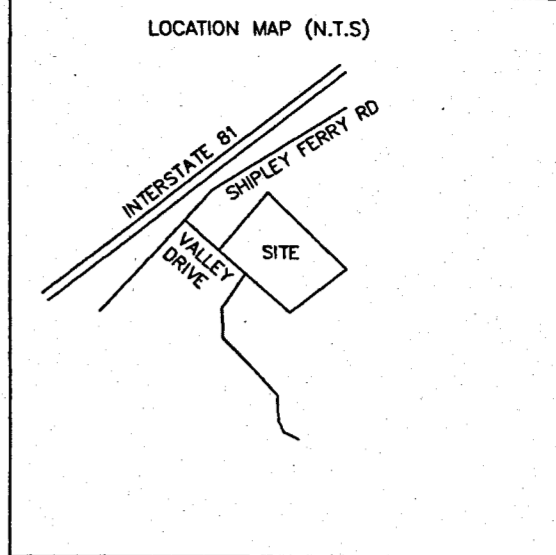
DATE:	
BY:	

OAKLEY POINTE  
PHASE 6  
KINGSPORT, TENNESSEE

ALLEY & ASSOCIATES, INC.  
SURVEYORS  
422 E. MARKET STREET, KINGSPORT, TENNESSEE 37660  
TELEPHONE: (423) 382-8898  
F-MAIL: tlingerfelt@alleynassociates.com

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.



McCOY LAND SURVEYING  
806 EAST JACKSON BLVD STE 11  
JONESBOROUGH, TENN 37659  
PH- 423-753-9192

Slide A-1788

Sheena Tinsley, Register  
Sullivan County  
Rec #: 369006 Instrument #: 25000373  
Rec'd: 15.00 Recorded  
State: 0.00 1/8/2025 at 8:00 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 541-541

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 47163C0070D 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: 064 PARCELS: 100.00 & 100.10  
SUBJECT PROPERTY DEED REF: 3613-2099

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.

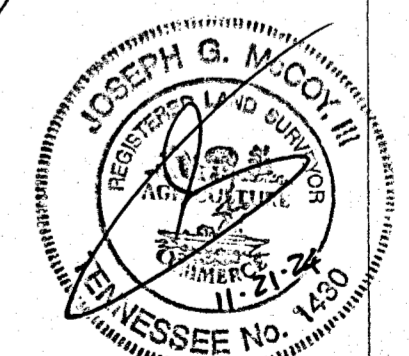
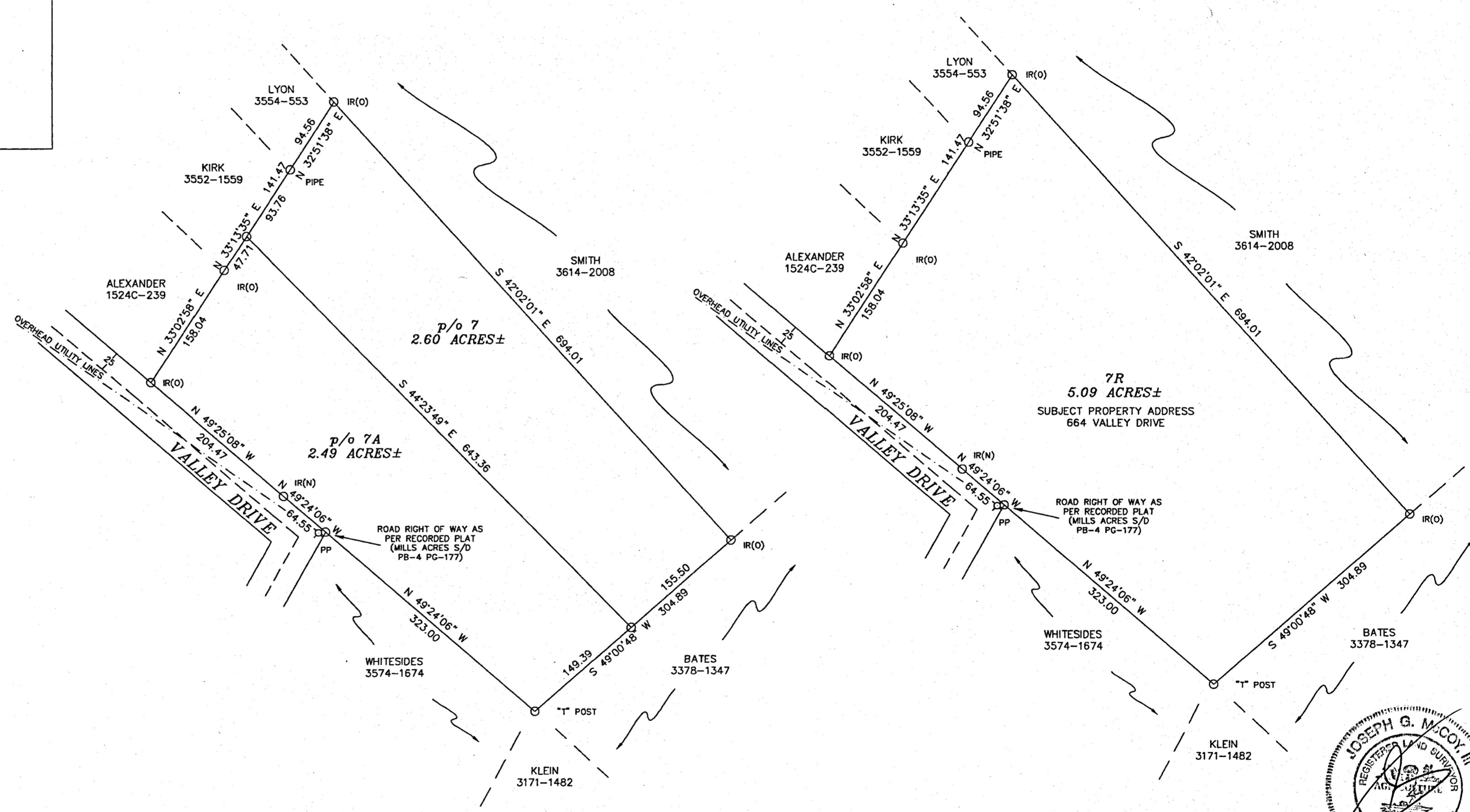
CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT  
I hereby certify that the addresses, as noted on the final plat, are approved and assigned.  
Date: 1-2 20 25  
Sullivan County Director of 911 Addressing or His/Her authorized representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS  
I hereby certify that the plans for 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 sewer department, and are hereby approved as shown.  
Date: 20  
Kingsport Authorizing Agent



BEFORE

AFTER



CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF OWNERSHIP AND DEDICATION	REPLAT OF LOTS 7 & 7A OF THE MILLS ACRES S/D
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 each variance, if any, as are noted in the minutes of the Kingsport Regional Planning Commission and that it has been approved for recording by the Office of the County Register. If required, a security 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: 1/8 20 25 Committed by the Kingsport Regional Planning Director	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. Date: 11-21 20 24 Licensed Registered Land Surveyor	I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown. Date: 8 20 25 Local Utility District Provider or His/Her Authorized Representative	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 occur these lots as proposed. Or (3) Plat has been approved with a performance guarantee set by the the Sullivan County Regional Planning Commission Date: 12-7 20 24 City Engineer or Sullivan County Commissioner or Highway	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, porches and other open space to public or private use as noted. Date: 12-30 20 24 Owner	KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES= 5.09± TOTAL LOTS= 1 ACRES NEW ROAD= -0- MILES NEW ROAD= -0- OWNER= THOMPSON CIVIL DISTRICT=5TH SURVEYOR= McCOY CLOSURE ERROR= 1-10000+ SCALE= 1-100'