



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, April 25, 2024 at 5:30 PM

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

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of the March 18, 2024 Work Session Minutes
- [2.](#) Approval of the March 21, 2024 Regular Meeting Minutes

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Tri-Cities Crossing Preliminary Zoning Development Plan (COMDEV24-0056). The Kingsport Regional Planning Commission is requested to consider approval of the Preliminary Zoning Development Plan in a B-4P zone for the construction of a new Southern Tire Mart. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (McMurray)
- [2.](#) Brickyard Village Amended Preliminary PD (PD24-0036). The Commission is requested to grant amended preliminary approval for the Brickyard Village Development (Weems)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, March 18, 2024 at Noon

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: James Phillips, Sam Booher, Jason Snapp, Anne Greenfield, Tim Lorimer

Members Absent: Sharon Duncan, John Moody, Chip Millican, Travis Patterson

Staff Present: Ken Weems, AICP, Jessica McMurray, Savannah Garland, Garret Burton

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the February 12, 2024 Work Session Minutes
2. Approval of the February 15, 2024 Regular Meeting Minutes

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Sevier Terrace Drive Rezoning (REZONE24-0029). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B and R-1C zones to the B-3 zone based upon conformance with the future land use plan. Staff presented the rezoning request, noting the location as being two parcels along Sevier Terrace Drive where it intersects with Lynn Garden Drive. Staff stated that the approximately 1.8 acre rezoning site is proposed to be combined with other parcels fronting W Stone Drive. Staff noted that the land use plan states that retail/commercial use is appropriate for the rezoning site. Staff stated that the required zoning development plan shows a portion of the proposed franchised auto dealership, along with associated parking. Staff stated that no calls had been received on the item. No official action was taken.
2. Fort Robinson Alleyway Vacating (VACATE24-0032). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the Fort Robinson Alleyway Vacating. Staff stated that the proposal is in the Fort Robinson area off of Amber Street. Staff noted that applications for vacating the alley right-of-way had been received from all property owners that touch the right-of-way. Staff noted that the reason for the request is for the apartment parcel to add parking in the rear. Staff stated that no utility providers or city departments had a need for the right-of-way. No official action was taken.
3. Magnolia Ridge Phase 2 PD Final (PD24-0011). The Commission is requested to grant contingent Final PD approval for the Magnolia Ridge Phase 2 PD plat. Staff noted that phase 2 of Magnolia Ridge is close to being completed. Staff noted that this final phase of Magnolia Ridge would add 50 single family lots to the development. Staff recommended final PD approval for phase 2 contingent upon completing the final improvements. No official action was taken.
4. Fire Apparatus Access Road Subdivision Regulation Amendment (PLNCOM24-0048). The Commission is requested to approve the recommended changes to the subdivision regulations to better accommodate International Fire Code Appendix D. Staff stated that they had been working with the KFD on an alternative road cross section that would allow between 50-125 multifamily units along a dead end road. The newly configured cross section, referred to as the Fire Code Appendix D cross section provides the width necessary for fire access to accommodate the maximum prescribed units. 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

With no further business, the meeting was adjourned at 12:35 p.m.



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, March 21, 2024 at 5:30 p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: James Phillips, Sam Booher, Jason Snapp, Anne Greenfield, Tim Lorimer

Members Absent: Sharon Duncan, John Moody, Chip Millican, Travis Patterson

Staff Present: Ken Weems, AICP, Jessica McMurray, Savannah Garland, Garret Burton

Visitors: Lynn Shipley, C.P. Patel, Ken Bates, Billy Robinson, two unidentified visitors

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Anne Greenfield to approve the agenda. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the February 12, 2024 Work Session Minutes

2. Approval of the February 15, 2024 Regular Meeting Minutes

A motion was made by Anne Greenfield, seconded by Sam Booher, to approve the minutes of the February 12, 2024 work session and February 15, 2024 regular meeting. The motion passed unanimously, 5-0.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning

Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Sevier Terrace Drive Rezoning (REZONE24-0029). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B and R-1C zones to the B-3 zone based upon conformance with the future land use plan. Staff presented the rezoning request, noting the location as being two parcels along Sevier Terrace Drive where it intersects with Lynn Garden Drive. Staff stated that the approximately 1.8 acre rezoning site is proposed to be combined with other parcels fronting W Stone Drive. Staff noted that the land use plan states that retail/commercial use is appropriate for the rezoning site. Staff stated that the required zoning development plan shows a portion of the proposed franchised auto dealership, along with associated parking. Staff stated that no calls had been received on the item. One visitor spoke during the public comment part of the item. The visitor stated “tear it down.” A second visitor spoke during public comment part for the item. This visitor spoke of the plight of people that will no longer be able to stay on the property once a franchised auto dealership is located on the property. James Phillips stated that this rezoning addresses property along Sevier Terrace and that the property containing hotel use is not being rezoned. A motion was made by James Phillips, seconded by Jason Snapp, to send a positive recommendation to the Board of Mayor and Aldermen in support of the zoning change. The motion passed unanimously, 4-0-1, with Sam Booher abstaining from the item.
2. Fort Robinson Alleyway Vacating (VACATE24-0032). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the Fort Robinson Alleyway Vacating. Staff stated that the proposal is in the Fort Robinson area off of Amber Street. Staff noted that applications for vacating the alley right-of-way had been received from all property owners that touch the right-of-way. Staff noted that the reason for the request is for the apartment parcel to add parking in the rear. Staff stated that no utility providers or city departments had a need for the right-of-way. A motion was made by Sam Booher, seconded by Anne Greenfield, to send a positive recommendation to the Board of Mayor and Aldermen in support of the zoning change. The motion passed unanimously, 4-0-1, with Tim Lorimer abstaining from the item.

3. Magnolia Ridge Phase 2 PD Final (PD24-0011). The Commission is requested to grant contingent Final PD approval for the Magnolia Ridge Phase 2 PD plat. Staff noted that phase 2 of Magnolia Ridge is close to being completed. Staff noted that this final phase of Magnolia Ridge would add 50 single family lots to the development. Staff recommended final PD approval for phase 2 contingent upon completing the final improvements. A motion was made by James Phillips, seconded by Sam Booher, to grant final PD approval contingent upon completion of the remaining improvements. The motion passed unanimously, 4-0-1, with Jason Snapp abstaining from the item.
4. Fire Apparatus Access Road Subdivision Regulation Amendment (PLNCOM24-0048). The Commission is requested to approve the recommended changes to the subdivision regulations to better accommodate International Fire Code Appendix D. Staff stated that they had been working with the KFD on an alternative road cross section that would allow between 50-125 multifamily units along a dead end road. The newly configured cross section, referred to as the Fire Code Appendix D cross section provides the width necessary for fire access to accommodate the maximum prescribed units. Staff presented the differences between a residential lane and the new cross section to the Commission, further demonstrating the differences. A motion was made by James Phillips, seconded by Tim Lorimer, to make the requested changes to the minimum subdivision regulations. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN

With no further business, the acting Chairman adjourned the meeting at 6:04 p.m.

Tri-Cities Crossing Preliminary Zoning Development Plan/B-4P

| | | | |
|--|-----------|---|-----------------------|
| Property Information | | | |
| Address | | 2040 Tri-Cities Crossing | |
| Tax Map, Group, Parcel | | Tax Map 105 Parcel 193.20 | |
| Civil District | | 14 | |
| Overlay District | | Gateway | |
| Land Use Designation | | Retail/ Commercial | |
| Acres | | +/- 6.70 acres | |
| Existing Use | | Existing Zoning | B-4P |
| Proposed Use | | Proposed Zoning | Same |
| Owner /Applicant Information | | | |
| Name: Perry Phillips Address: 800 U.S. Highway 98 City: Columbia State: MS | | Zip Code: 39249 Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new Southern Tire Mart. | |
| Planning Department Recommendation | | | |
| The Kingsport Planning Division recommends APPROVAL for the following reasons: The submitted preliminary zoning development plan meets the development standards of the B-4P zone. | | | |
| Staff Field Notes and General Comments: <ul style="list-style-type: none"> This B-4P District parcel is currently vacant. Construction plans are currently under review by city development team staff | | | |
| Planner: | Ken Weems | Date: | March 28, 2024 |
| Planning Commission Action | | Meeting Date: | April 25, 2024 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

PROPERTY INFORMATION

ADDRESS: 2040 Tri-Cities Crossing

DISTRICT: 14th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-4P

ACRES: +/- 6.70

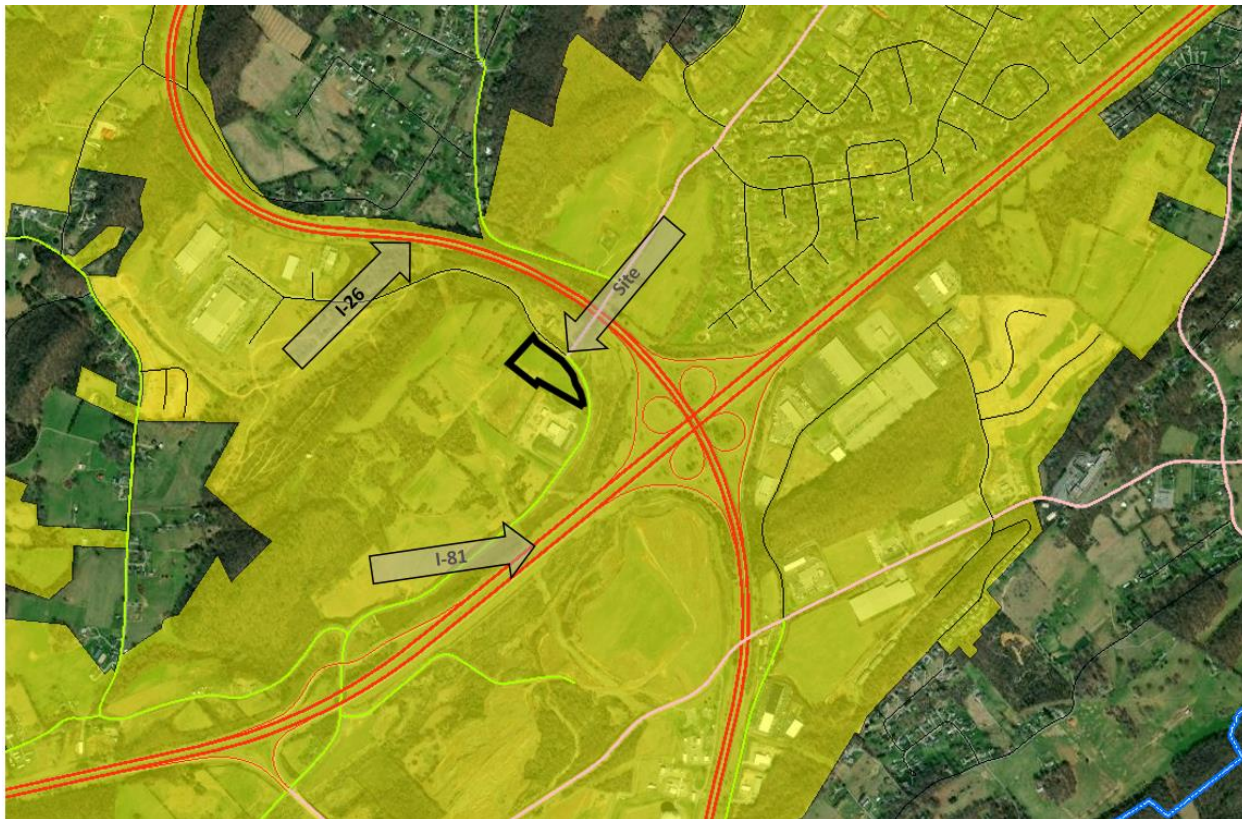
EXISTING USE: vacant

PROPOSED USE: new Southern Tire Mart

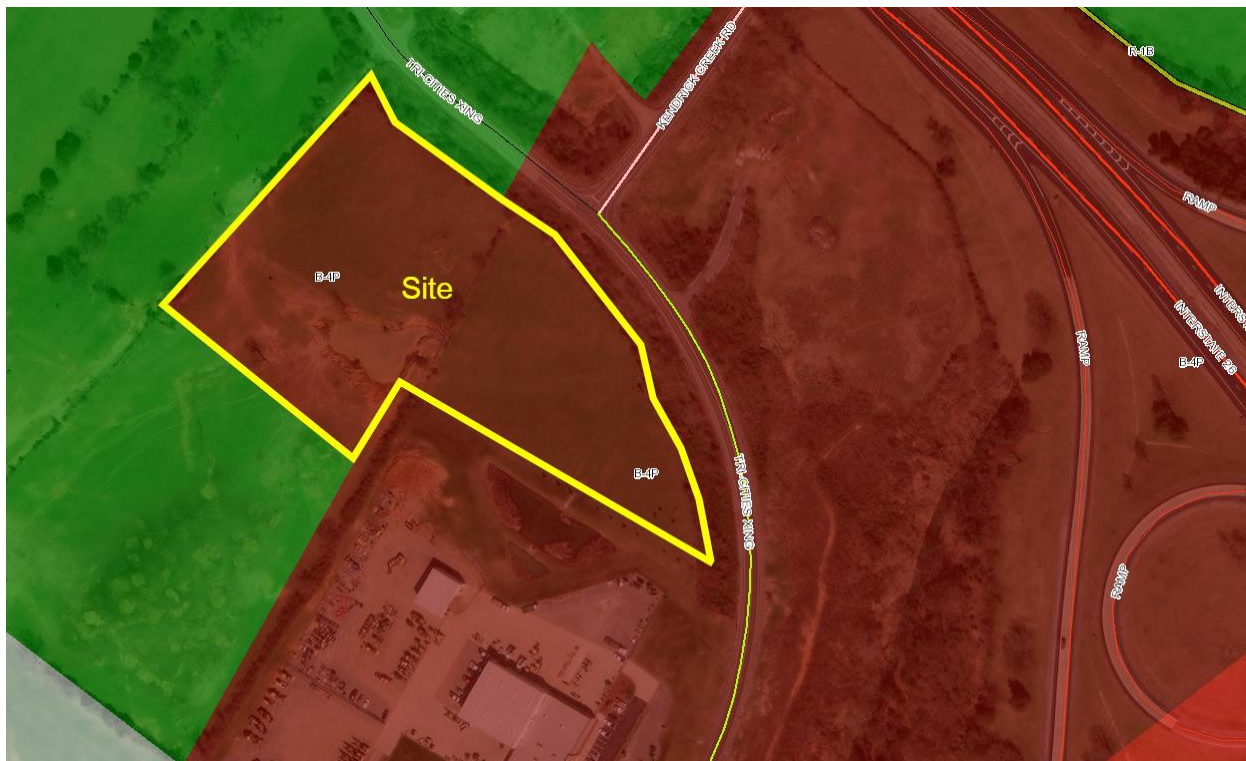
INTENT

To receive preliminary zoning development plan approval in a B-4P zone for a new Southern Tire Mart.

LOCATION MAP



CURRENT ZONING MAP



AERIAL



PRELIMINARY ZDP ANALYSIS

- Minimum lot size: 25,000 sq feet; Proposed lot size: 6.70 acres
- 30' periphery yard: intact along Tri-Cities Crossing only (as required)
- Building setback: Front: 30'
Sides: 15'
Rear: 30'
(Proposal conforms to setbacks)
- No max building height
- Building ground coverage: not to exceed 30%; proposal is under 30%
- Parking: two spaces per bay, plus one space per employee, but never less than five spaces. (proposal meets the standard)
- Parking lot landscaping: Approved by City Landscape Specialist

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan in a B-4P zone.

| | |
|--|---|
| PROPERTY INFORMATION | Brickyard Village Preliminary PD |
| APPLICANT | Barge Design on behalf of Edens Land Corp & KEDB |
| DISTRICT, LAND LOT OVERLAY DISTRICT | 11th Civil District, Map 046P, Group F, a portion of Parcel 009.00 Not Applicable |
| EXISTING ZONING | PD |
| PROPOSED ZONING | N/A |
| ACRES | +/-53.44 |
| EXISTING USE | Vacant |
| PROPOSED USE | Mixed Residential (Single Family, Townhome, and Apartments) |

INTENT

The applicant is requesting Amended Preliminary Planned Development plat approval for the Brickyard Village development located off of Martin Luther King Jr. Drive on Brickyard Park Drive.

The proposal consists of 484 new units located on +/-53.44 acres including a new roadway of 1.66 miles.

The plan shows the required 25’ periphery setback as well as the areas designated for open space. 24.96 acres is dedicated to open space resulting in a total of 46.71% open space. This percentage of open space qualifies the development for 10 units per acre. The proposed density is 9.06 units per acre.

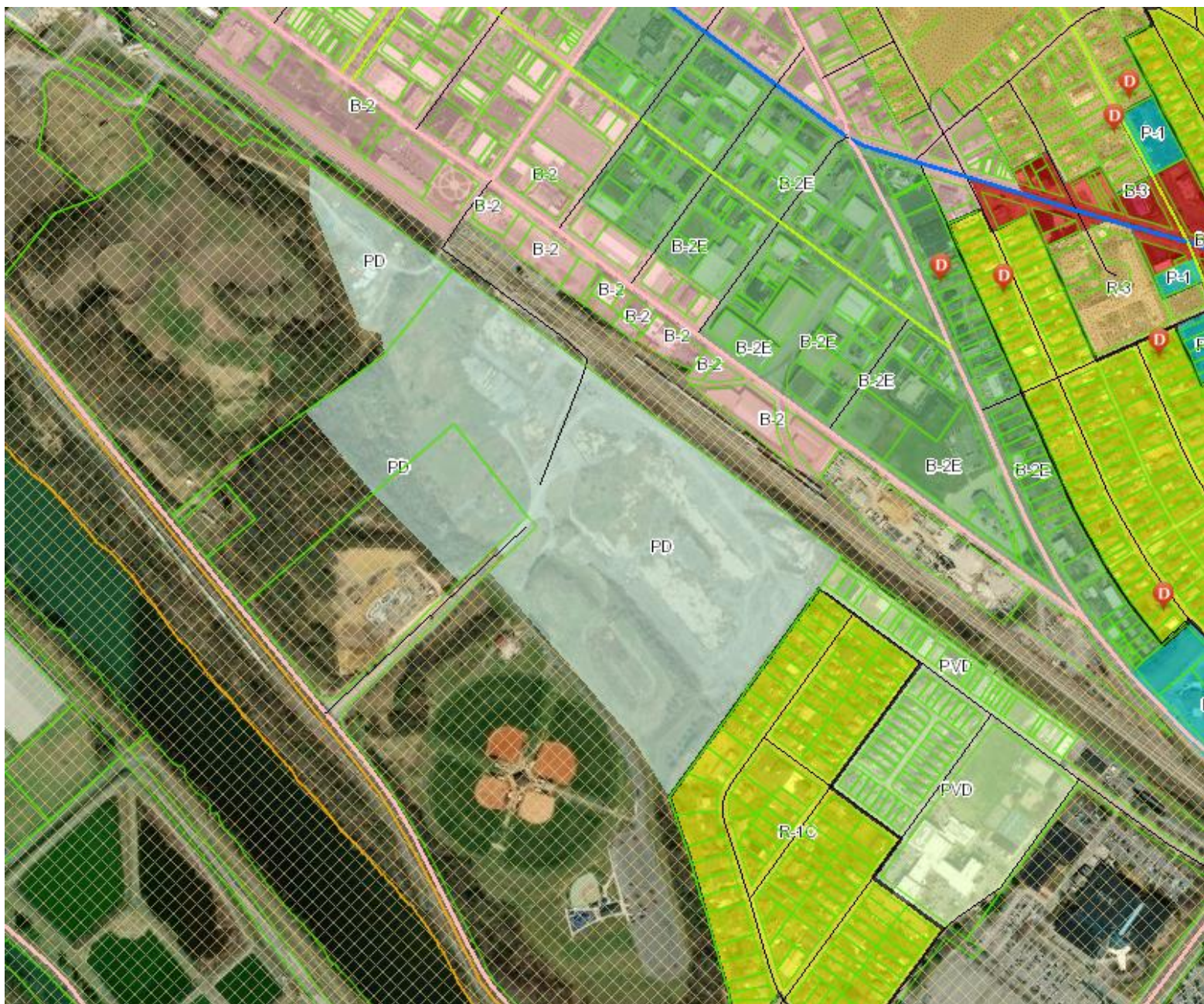
There will be two separate points of ingress/egress. One from Martin Luther King Jr. Drive and one from Brickyard Park Drive. Both Brickyard Park Drive and Martin Luther King Jr. Drive are proposed to be local streets and the remaining public streets are proposed to be residential streets. Please refer to the proposed cross sections that accompany the proposal.

There is a requested variance for a modified local street cross section and shorter than allowed dead end street.

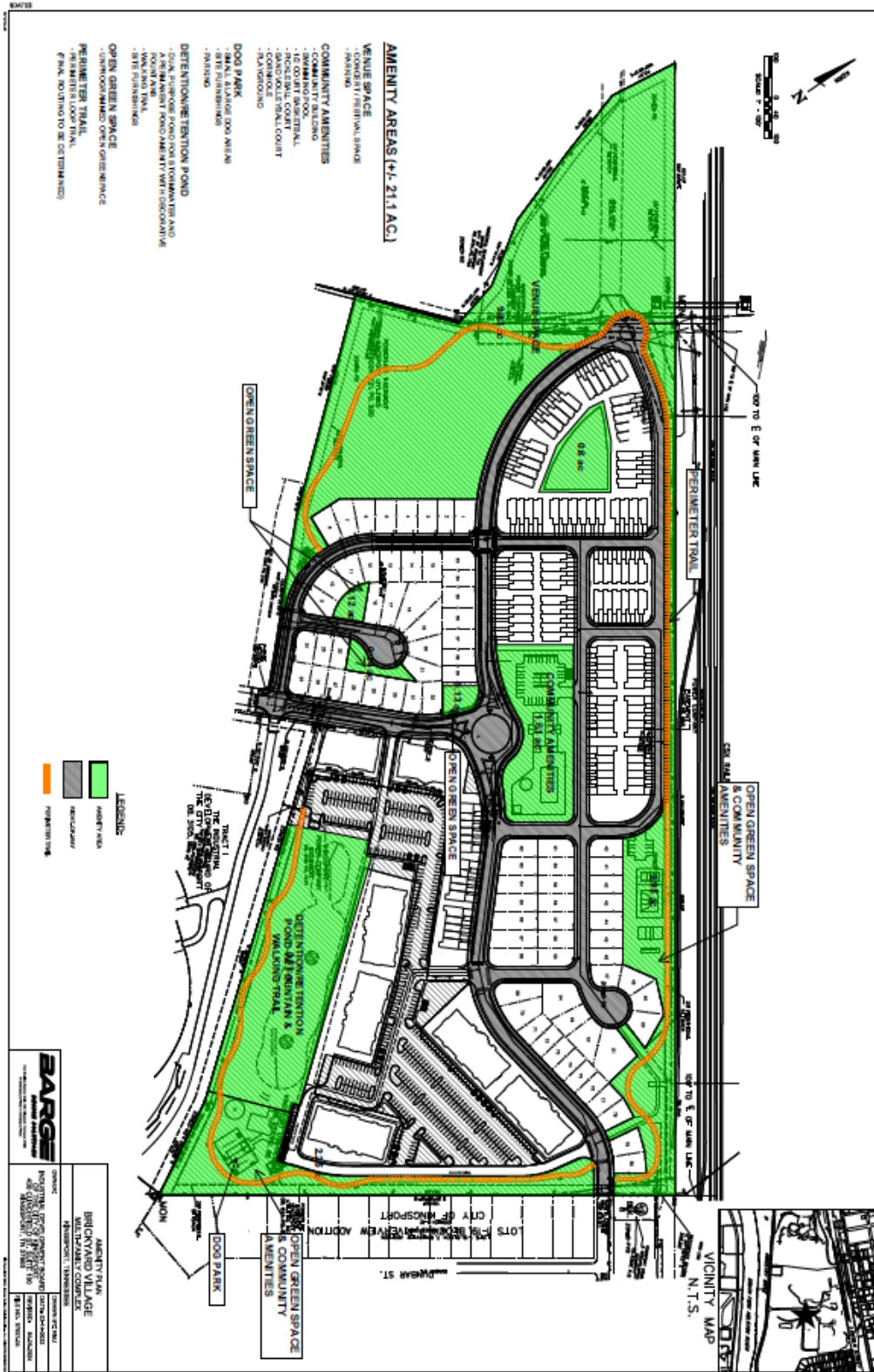
The modified local street section is proposed for the portion of Brickyard Park Drive that extends up to the proposed roundabout. Due to the northwest side of Brickyard Park Drive for this portion fronting single family homes, the Kingsport Curb is proposed on this side of the cross section to facilitate driveway access. The variance adds the grass strip between the Kingsport Curb and the sidewalk of 9’.

Dead end streets, per the minimum subdivision regulations, must be 150’ in length. The proposed termination of Diamond Way, after intersecting with Jewell Lane, is proposed to be 113-8”. The shorter than required length is due to an existing power line easement and lining up Jewell Lane with the proposed driveway opposite its connection to Martin Luther King Jr. Drive. The variance is for 36-6” of relief to the length of a dead end street.

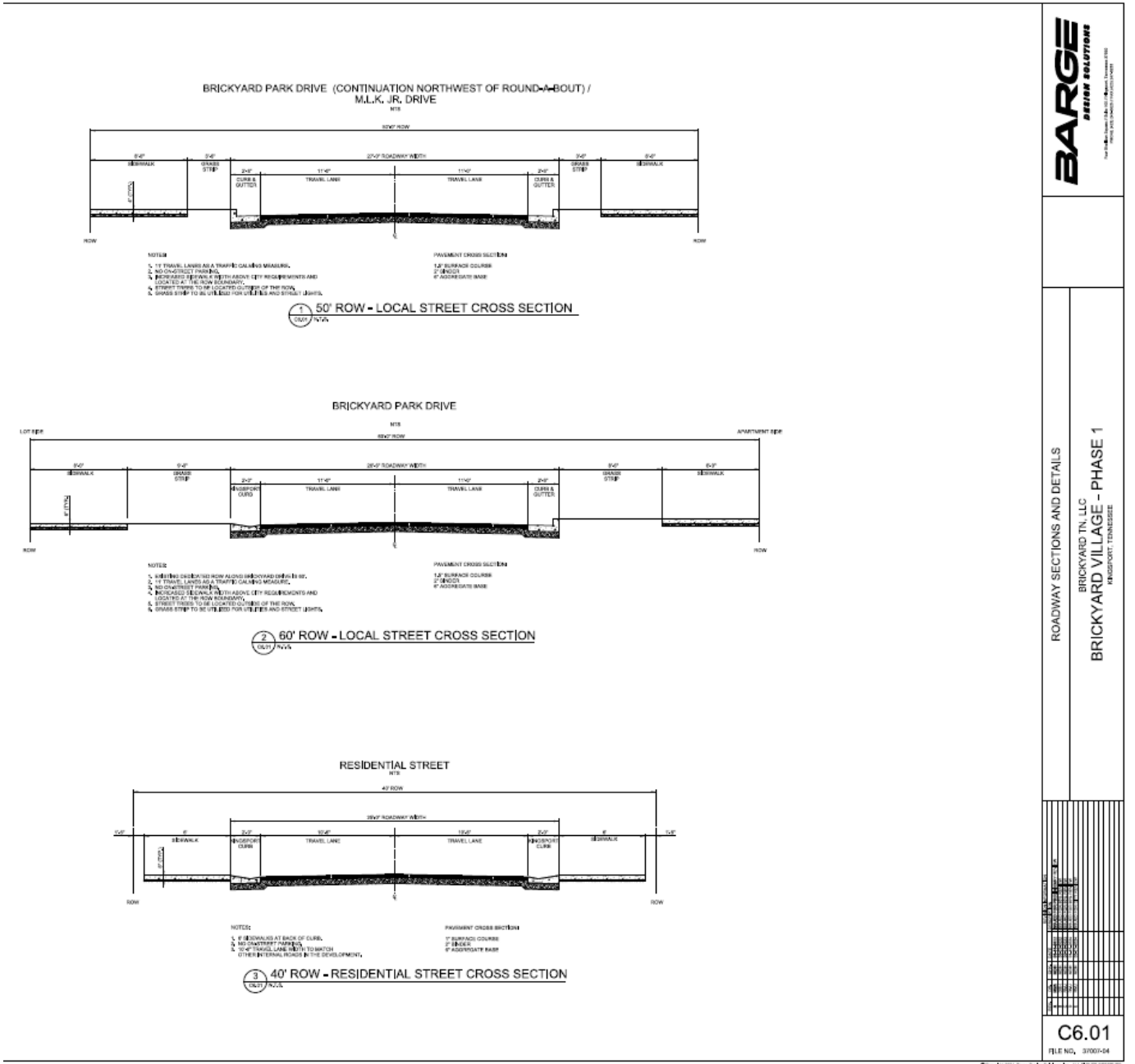
Site Zoning (PD District)



Brickyard Amenity Plan (expanded version available at meetings for better detail)



Street Cross Sections



PD24-0036

Variance Letters for the Local Cross Section and Short Dead End Street



April 5, 2024

Mr. Ken Weems
Planning Manager
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: Brickyard Village
Variance Request – Diamond Way Cul-de-sac Length

Dear Mr. Weems:

On behalf of Brickyard TN, LLC, Barge Design Solutions, Inc. (Barge) is submitting the following variance request to reduce the cul-de-sac length on Diamond Way based on unique conditions per the Subdivision Regulations. The intersection created with Jewel Lane creates a cul-de-sac length of approximately 113'-8", which is less than the minimum 150' stipulated in the Subdivision Regulations. The location of Jewel Lane corresponds with the proposed intersection at MLK Jr. Drive which aligns with the proposed private drive directly opposite Jewel Lane. The intersection alignment, coupled with the existing powerline easement, has resulted in a reduced length for this cul-de-sac.

Sincerely,

Barge Design Solutions, Inc.

Jennifer A. Salyer signature

Jennifer A. Salyer
Project Manager

c: Jessica McMurray, City of Kingsport
Jarrod Edens, Brickyard TN, LLC
Mike Foley, Brickyard TN, LLC
Nelson Elam, Barge Design Solutions, Inc.

Barge project # 37007-04



April 5, 2024

Mr. Ken Weems
Planning Manager
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: Brickyard Village
Variance Request – Brickyard Park Drive Cross Section Modification

Dear Mr. Weems:

On behalf of Brickyard TN, LLC, Barge Design Solutions, Inc. (Barge) is submitting the following variance request to the Brickyard Park Drive Cross Section based on the conditions of unique conditions and detriment to public safety per the Subdivision Regulations. The requested variance is in addition to the previously approved variance per the letter dated June 9, 2023, providing for a larger grass strip, 30" curb and gutter and reduced travel lane width.

Brickyard Park Drive (Refer to Detail 2/C6.01)

This section of roadway is an extension of the existing Brickyard Park Drive up to the proposed roundabout. Single family residential lots are proposed along the northwest side of Brickyard Park Drive. Thus, the proposed cross section provides a Kingsport Curb to accommodate driveways. This creates a unique condition of having different curb types on each side of the roadway. The grass strip on the opposite side of the road is located between the back of curb and sidewalk. To maintain a balanced cross section, the developer is requesting that the grass strip be at the back of curb on the Kingsport Curb side of the roadway as well.

The purpose of having the grass strip at the back of curb is to address safety concerns as well. By providing separation between the sidewalk and travel lanes it creates safer conditions for pedestrians.

Sincerely,

Barge Design Solutions, Inc.

Jennifer A. Salyer
Project Manager

- c: Jessica McMurray, City of Kingsport
- Jarrod Edens, Brickyard TN, LLC
- Mike Foley, Brickyard TN, LLC
- Nelson Elam, Barge Design Solutions, Inc.

Barge project # 37007-04

PD Plan Analysis

This development was originally approved as contingent upon approval of the construction plans for the development in June of 2023. Additionally, during the June regular meeting of the Planning Commission consideration of this item, variances for larger grass strip, 30” curb and gutter and reduced travel lane width were granted. The revised proposal eliminates many of the private drives in the development which are to be replaced with public residential streets. Additionally, there will no longer be a connection to Cherokee Street as CSX railroad has limited access across their rail for the future pedestrian bridge only.

The site is broken into 8 phases which will contain the following breakdown of housing units:

- Apartment units: 288
- Townhomes: 116
- Single Family: 84

The local streets proposed are an extension of Martin Luther King Jr. Drive from where it currently terminates to the proposed roundabout. Brickyard Park Drive is proposed to be extended from where it currently terminates to the roundabout and on north, terminating adjacent to where the pedestrian bridge over the CSX tracks will be in the future. All other proposed streets are “residential” street cross sections. The street types are appropriate for the proposed traffic generation.

View from Martin Luther King Jr. Drive



Internal to the Development Facing West



Internal to the Development Facing North



Conclusion

Staff recommends granting amended preliminary PD plan approval for Brickyard Village contingent upon the approval of the construction plans, the modified local street cross section with 9' grass strip, and the 36' 6" dead end street variance.



April 25, 2024

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

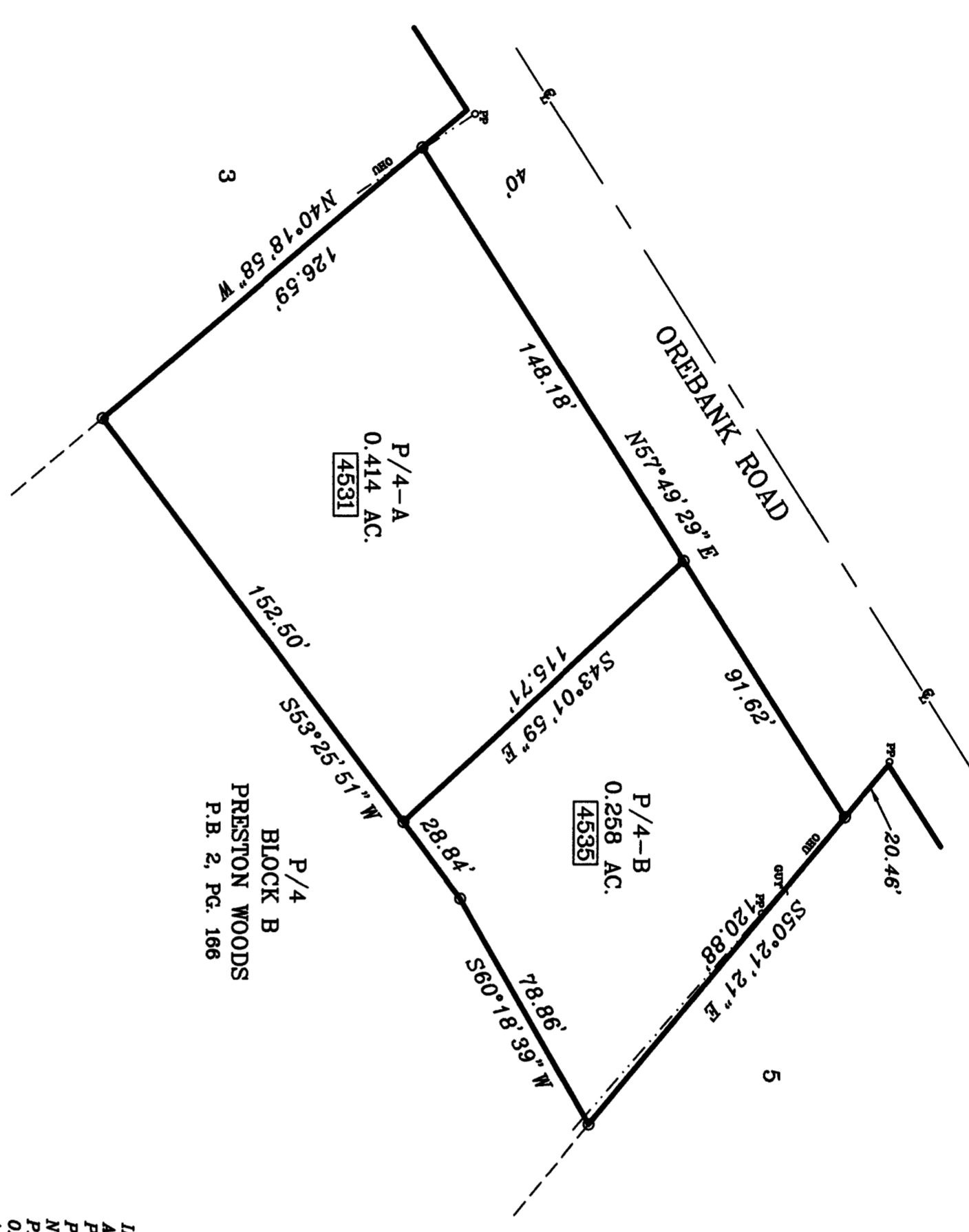
Chairman Duncan:

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

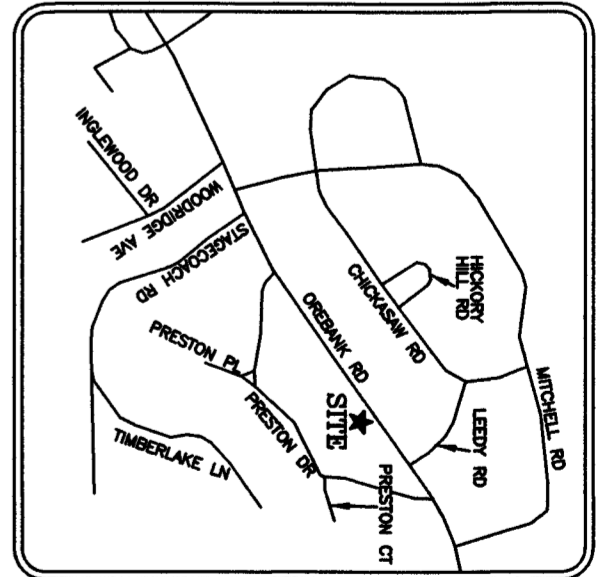
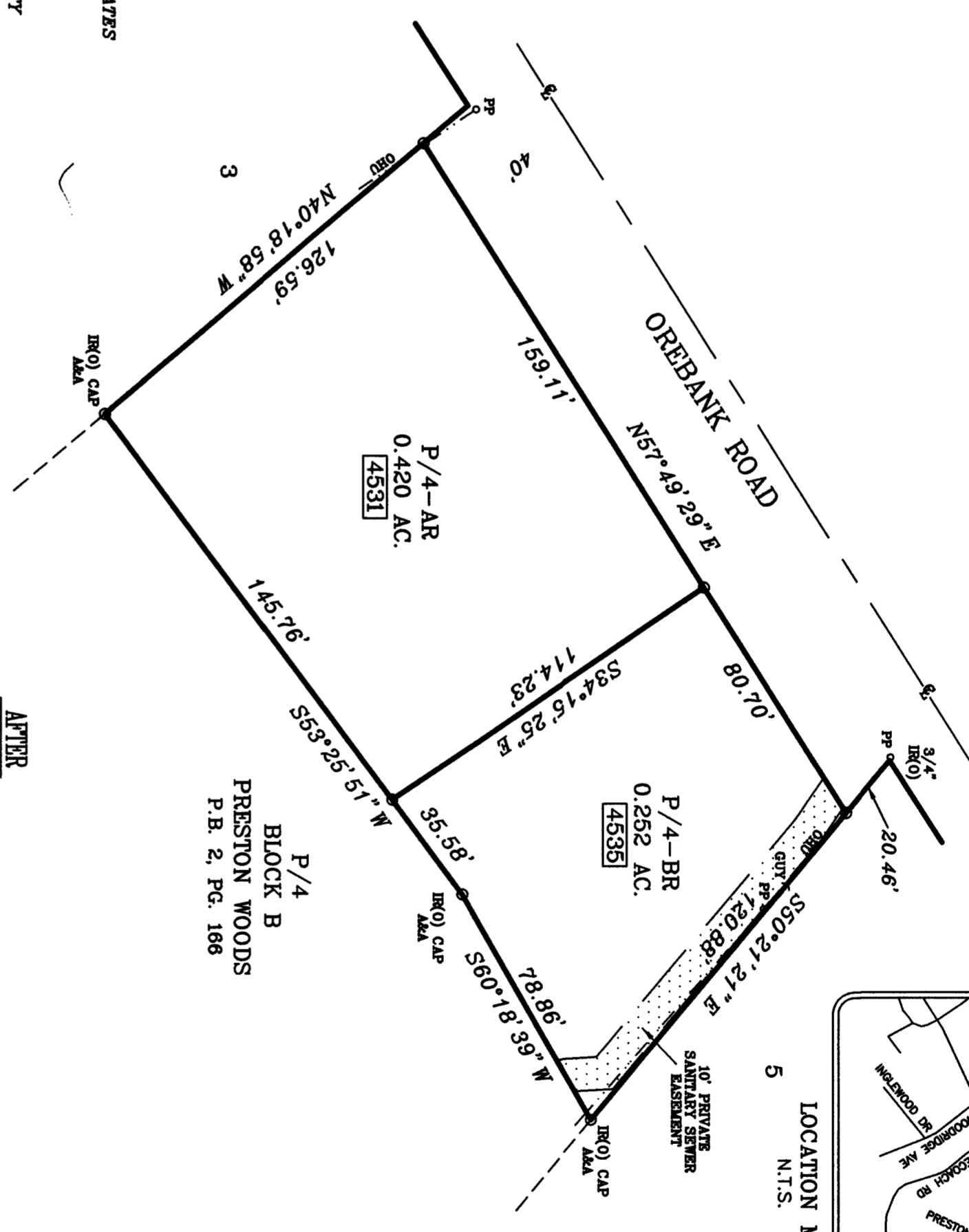
1. Magnolia Ridge Phase 2
2. 3378 E. Stone Drive
3. 606 Rock Springs Drive
4. 5429 Lonesome Pine Road
5. 3128-3138 Tiffany Court
6. 1657 Granby Road
7. 1335 Bloomingdale Pike
8. 4531 Orebank Road

Sincerely,

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



LEGEND
 (R/O) IRON ROD, OLD
 M&A ALLEY & ASSOCIATES
 P.B. PLAT BOOK
 N.T.S. NOT TO SCALE
 PP POWER POLE
 OHU OVERHEAD UTILITY
 AC ACRES
 & CENTERLINE
 911 ADDRESS



Slide A-1726
 04/12/2024 - 12:43:35 PM
 240059865
 1 PREL. PLAT BATCH: 35142E
 PLAT BOOK: P39
 PAGE: 285-289

| | |
|---------|-------|
| REC FEE | 15.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

STATE OF TENNESSEE
 DEPARTMENT OF REVENUE
 SHEET NO. 1726

NOTES:
 1) D.B. 146A, PAGE 284 STATES: EACH LOT OF SAID SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES. NONE OF SAID LOTS SHALL BE SUBDIVIDED EXCEPT FOR ADDITIONS TO OTHER LOTS. THE INTENT BEING THAT NONE OF SAID LOTS SHALL BE SOLD IN A SIZE SMALLER THAN THAT SHOWN ON SAID MAP.

BEFORE

AFTER

NOTES:
 1) NORTH BASED ON PLAT BOOK 58, PAGE 577
 2) PROPERTY IS ZONED R-1A
 SETBACKS:
 FRONT: 40'
 REAR: 30'
 SIDE: 10'



ALLEY & ASSOCIATES, INC.
 o SURVEYORS o
 422 E. MAIN STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 382-0089
 B-MAIL: info@alleyandassociates.com

| | | |
|---|---|--|
| CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE LAND SHOWN AND HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. | CERTIFICATE OF ASURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND SURVEY TO THE ACCURACY REQUIRED BY THE CONSENT, INDICES REQUIRED BY THE PLANS AS SHOWN HEREON. | CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICES ON ACCEPTABLE LIGHTING AND ACCORDING TO THE SPECIFICATIONS OR CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. |
| OWNER DATE | REGISTERED SURVEYOR DATE | TRAFFIC ENGINEERING NUMBER DATE |

| | |
|--|---|
| CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE CONSTITUTION AND THE TENNESSEE PLANNING ACT AND THE KINGSPORT REGIONAL PLANNING COMMISSION HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED APPROVALS IN CASE OF DEFAULT. | CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN. |
| DATE | DATE |

| |
|--|
| DIVISION OF LOT 4, BLOCK B PRESTON WOODS KINGSPORT REGIONAL PLANNING COMMISSION |
| TOTAL ACRES 0.672 TOTAL LOTS 2 |
| ACRES NEW ROAD 0 MILES NEW ROAD 0 |
| OWNER DUOD CONSTRUCTION LLC CIVIL DISTRICT 11TH |
| SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 |
| SCALE 1"=40' 40 20 0 40 80 |

| | | | |
|---|---|---|--|
| CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. | CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN. | CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPORT'S POLICES ON ACCEPTABLE LIGHTING AND ACCORDING TO THE SPECIFICATIONS OR CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. | CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN. |
| DATE | DATE | DATE | DATE |

ALLEY & ASSOCIATES, INC.
 o SURVEYORS o
 422 E. MAIN STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 382-0089
 B-MAIL: info@alleyandassociates.com

| |
|--|
| DIVISION OF LOT 4, BLOCK B PRESTON WOODS KINGSPORT REGIONAL PLANNING COMMISSION |
| TOTAL ACRES 0.672 TOTAL LOTS 2 |
| ACRES NEW ROAD 0 MILES NEW ROAD 0 |
| OWNER DUOD CONSTRUCTION LLC CIVIL DISTRICT 11TH |
| SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 |
| SCALE 1"=40' 40 20 0 40 80 |

CITY OF KINGSPORT
 DIRECTOR OF 911 ADDRESSING

CITY ENGINEER

SCENARIO: KINGSPORT REGIONAL PLANNING COMMISSION

PART OF THE DAVID HAMMONDS PROPERTY

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: DAVID HAMMONDS

SURVEY COMPLETED: 11-18-2023

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAPS 47163C0035D EFFECTIVE DATE 09/29/2006 AND 47163C0045D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

THERE IS HEREBY ESTABLISHED A 15' DRAINAGE AND UTILITY EASEMENT CENTERED ALONG ALL INTERIOR LOT LINES.

THE MINIMUM BUILDING SETBACK ALONG WARD AVENUE SHALL BE THAT ESTABLISHED BY THE CURRENT ZONING REGULATIONS PLUS AN ADDITIONAL 30' TO PROVIDE SPACE FOR ANY FUTURE WIDENING OF WARD AVENUE. ANY FUTURE WIDENING PROJECT SHALL REQUIRE CONVEYANCE OF RIGHT OF WAY.

TRACTS 1 & 2 DO NOT HAVE SEWER ALONG THEIR FRONTAGE ALONG WARD AVE. ANY EXTENSION TO SERVE THESE TRACTS WOULD BE AT THE EXPENSE OF THE OWNER/ DEVELOPER

TOTAL AREA: 35.99 ACRES

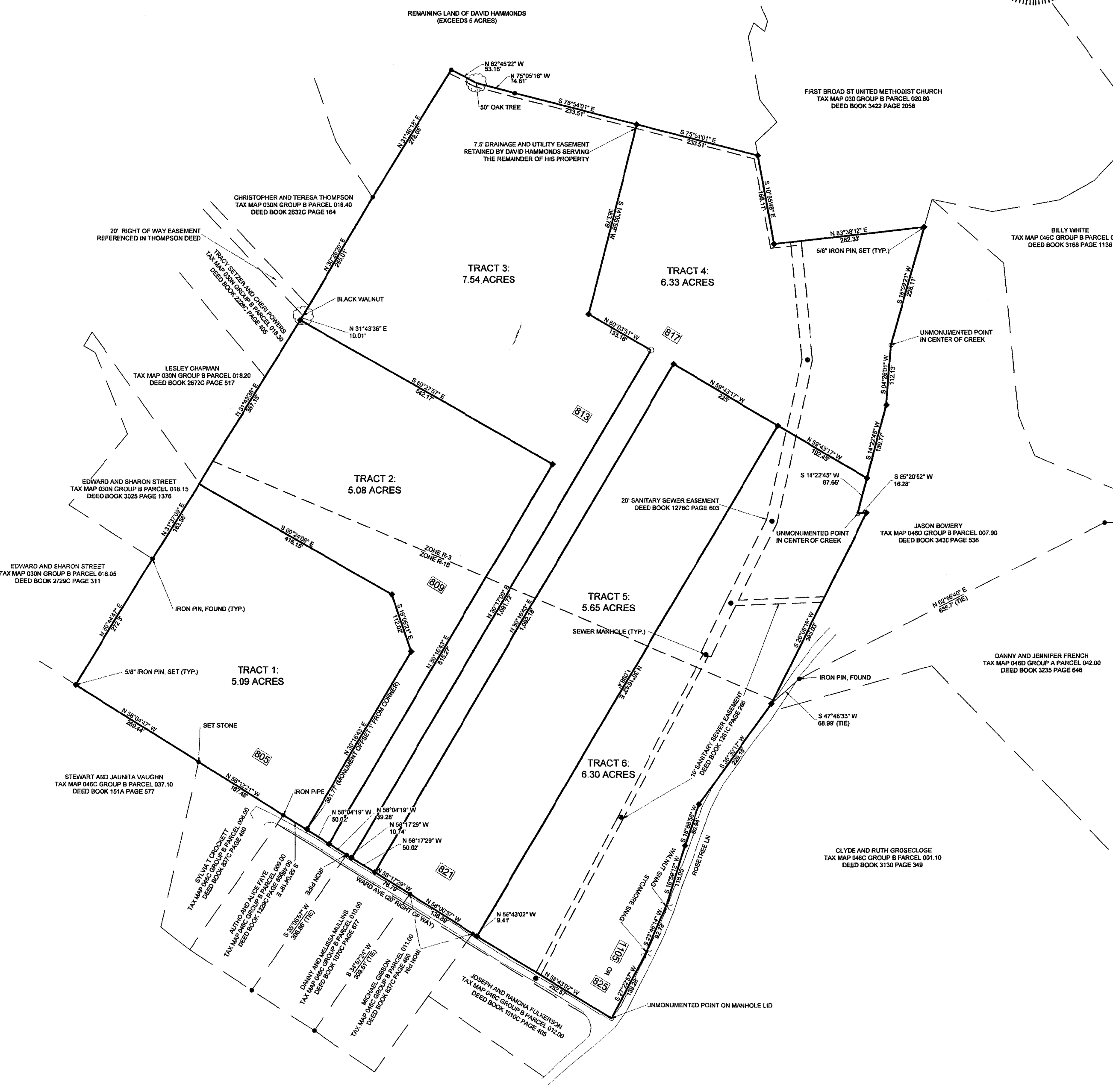
ALL PROPOSED TRACTS CONTAIN A MINIMUM OF 50' OF PUBLIC STREET FRONTAGE ALONG WARD AVENUE

ZONES LOCATED BY MAP SCALING ONLY

VICINITY MAP SITE



| |
|--|
| GNSS SURVEY STYLE: RTK |
| GNSS ROVER: CARLSON BRx7 |
| RTK CORRECTIONS: ON-SITE BASE |
| GNSS BASE: CARLSON BRx7 |
| DATUM: TENNESSEE SPC (NAD 83) |
| GEOID MODEL: 18 |
| DATUM ADJUSTMENT FACTOR: N/A |
| OBSERVATION LENGTHS: SIDE SHOTS: 3 SECONDS CONTROL POINTS: 3X 5 MINUTES, AVERAGED |
| I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08' |



REGISTER OF DEEDS

T.C.A. 13-3-401 STATEMENT

I HEREBY CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE CITY OF KINGSPORT MINIMUM SUBDIVISION REGULATIONS BECAUSE NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED AND NO RESIDENT TRACTS ARE OVER 3 ACRES IN SIZE.

 JOSHUA K. BECKETT (TN RLS # 3227)
 SURVEYOR
 DATE: 12-23-23

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT 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.

 David Hammonds
 OWNER(S)
 DATE: 11/23/23

Slide A-1724

04/04/2024 - 08:57:35 AM

24005438

1 PGS: AL-PLAT BATCH: 349947

PLAT BOOK: P59

PAGE: 284-284

REC FEE 15.00

DP FEE 2.00

ARC FEE 0.00

TOTAL 17.00

STATE OF TENNESSEE, SULLIVAN COUNTY

SHEENA R TINSLEY

REGISTER OF DEEDS

0 100 200 300

JOSHUA K BECKETT, PLS
 TN REGISTRATION # 3227
 758 WHISPERING RD
 GREENVILLE, TN 37743
 (423) 278-6493
 jbeckett@beckettsurveys.com

WILL BOOK 3288 PAGE 1152

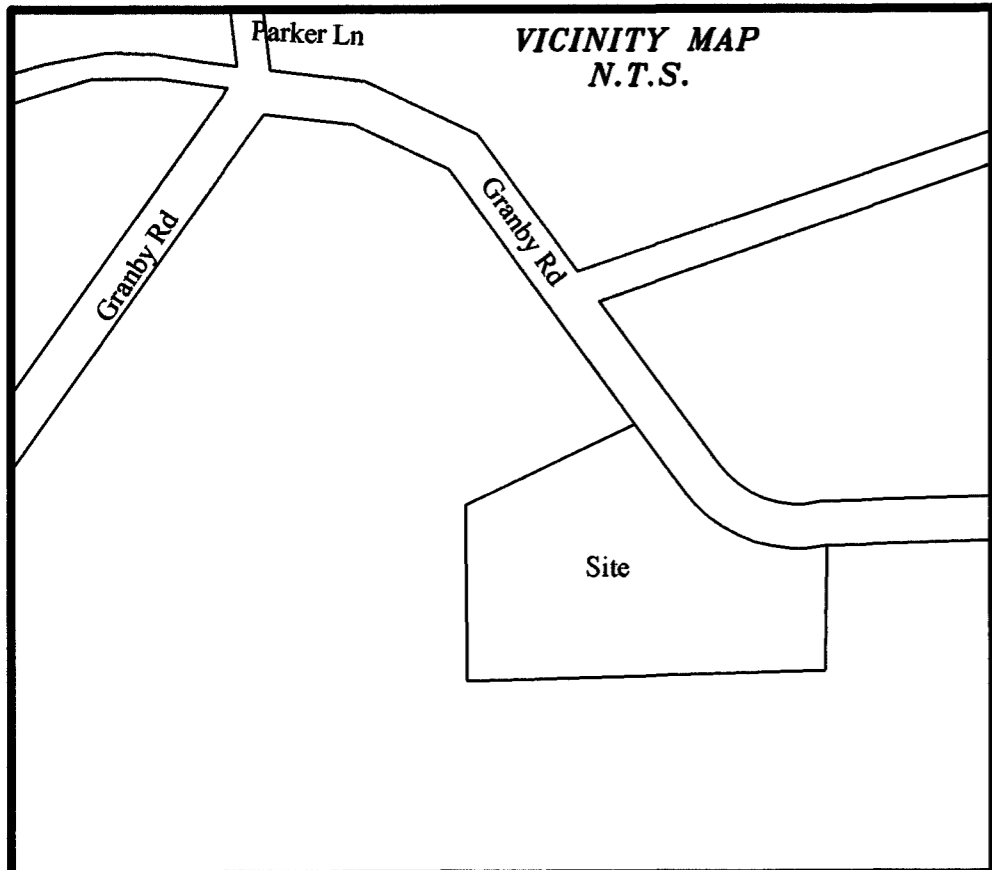
DEED BOOK 1111C PAGE 211

TAX MAP 030 PARCEL 020.00 (PART OF)

SCALE: 1"=100'

ZONING CLASS: R-1B, R-3

COPYRIGHT



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 COMM' _____

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE: 4/1 20 24

Sheena R Tinsley
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

Slide A-1722
04/04/2024 - 08:54:54 AM
24005436

1 PGS:AL-PLAT BATCH: 349945
PLAT BOOK: P59
PAGE: 279-279

REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

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

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: 4/1 20 24

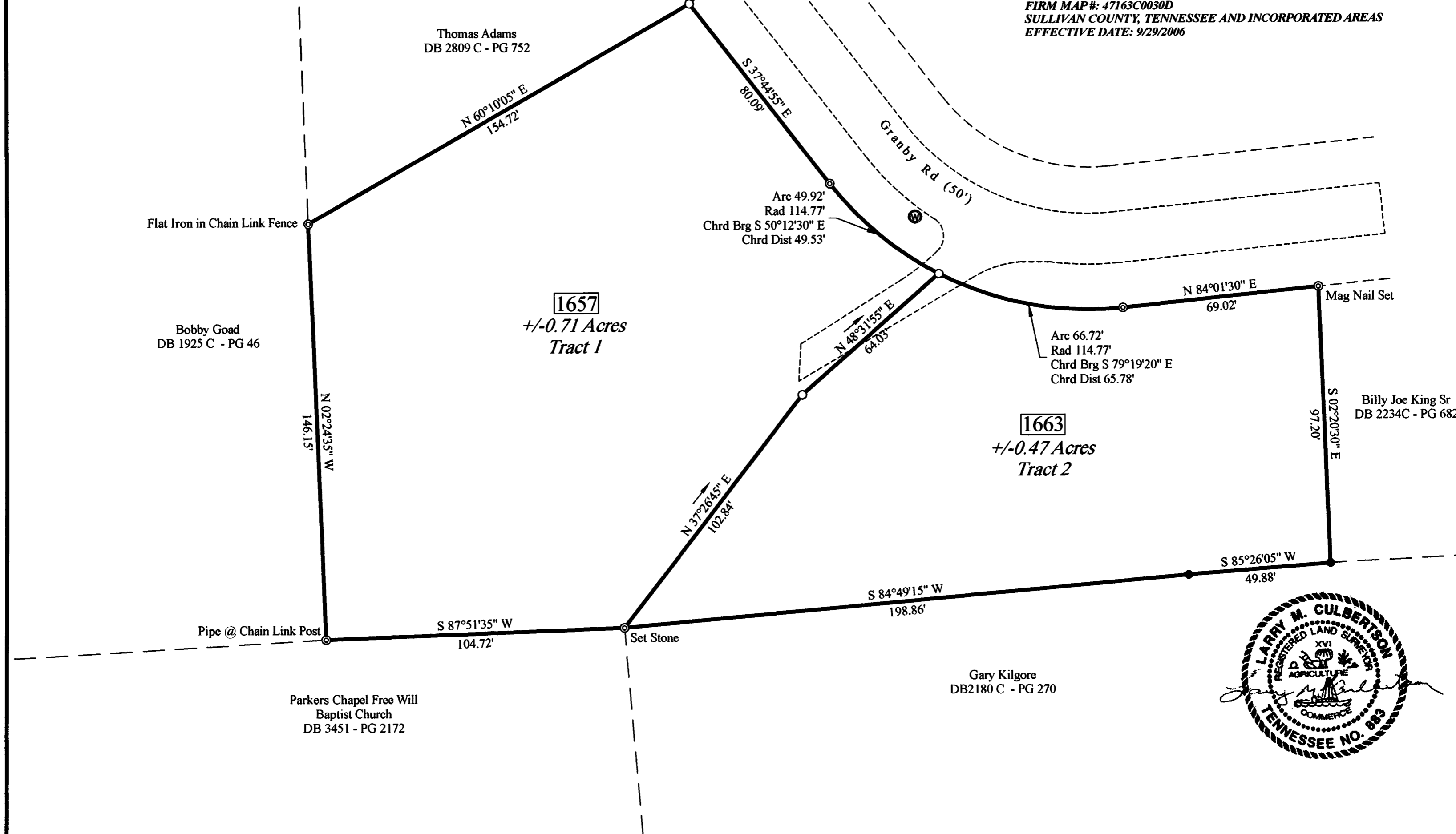
Sheena R Tinsley
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Kingsport

Legend

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

Notes

1. Deed Reference: DB 3572 - PG 216
2. TAX MAP: 0290 - A - 023.00
3. Property is currently zoned R-1B and will conform to all setbacks



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 #: 47163C0030D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 9/29/2006



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 SULLIVAN COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY SULLIVAN COUNTY PLANNING DIRECTOR _____ DATE: 4/1 20 24

SECRETARY OF THE CITY OF KINGSFORT _____

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE: April 1 20 24

Christine Cayhall
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-adsuted survey is 1-10,000+ as shown hereon.

0 30 60 90

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 STRIPTS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

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.

DATE: February 26th 20 24

Larry M. Culbertson
SURVEYOR

(OR)

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

SURVEYOR _____ TN. REG. NO _____
DATE _____

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

City of Kingsport Planning Region

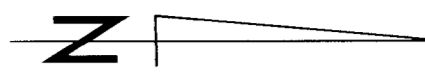
SURVEY FOR: MARTY PARKER

| | | |
|------------|-------------------|----------|
| Date | File:parker-m.DWG | Scale: |
| 02-23-2024 | Drawn By: SWS | 1" = 30' |

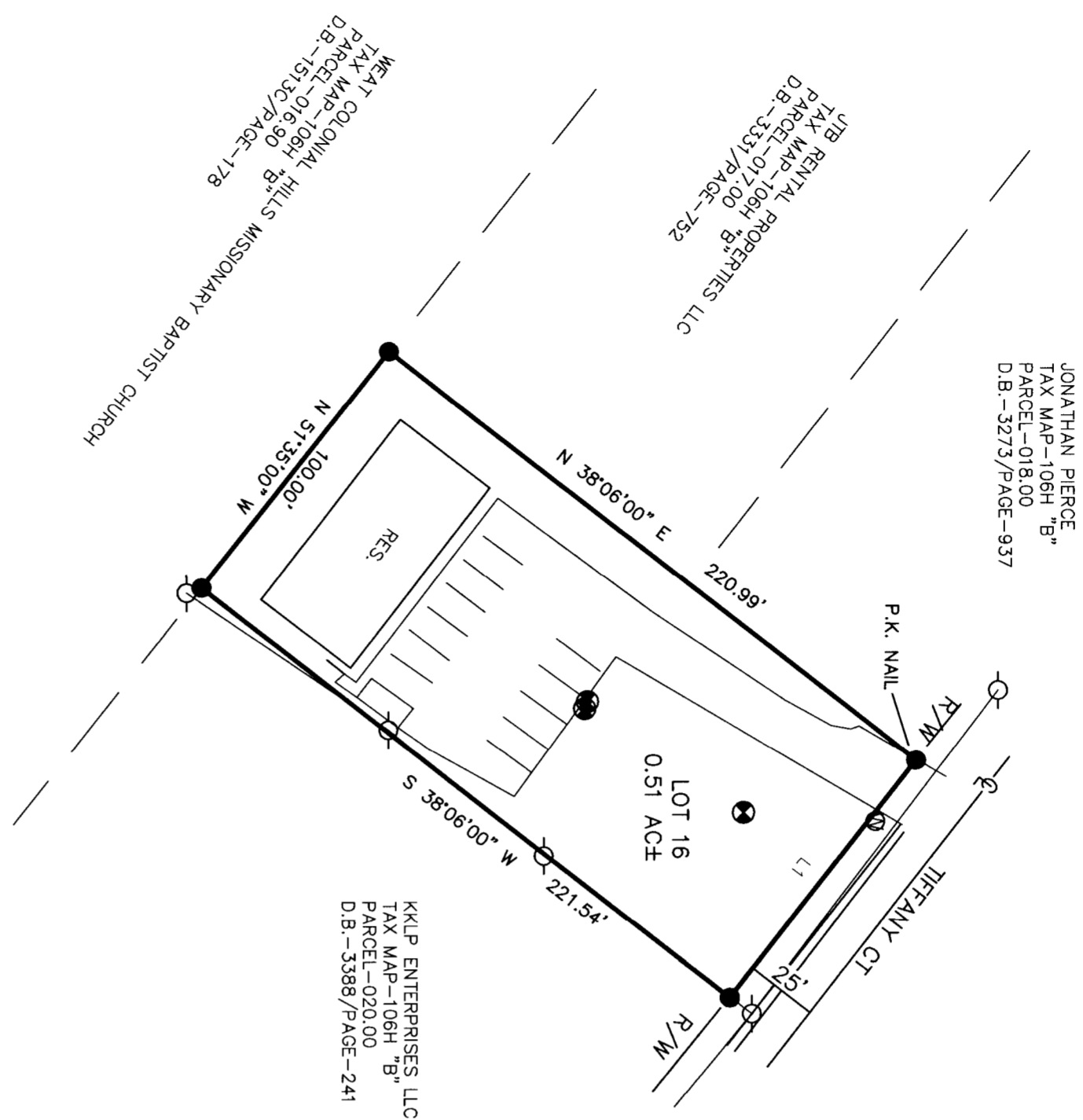
Twelfth (12th) Civil District Sullivan County, TN

| | |
|---|------------------------|
| Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093 | Drawing Number 8222 |
|---|------------------------|

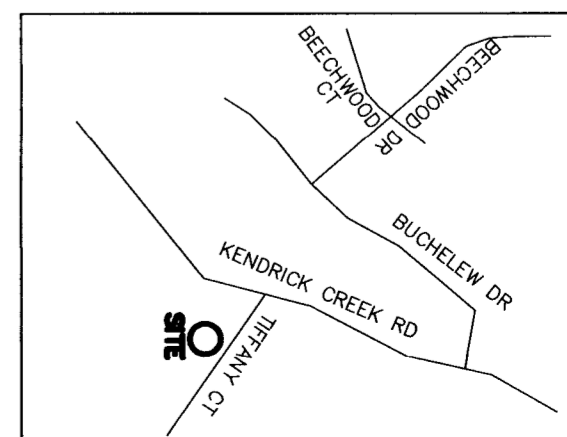
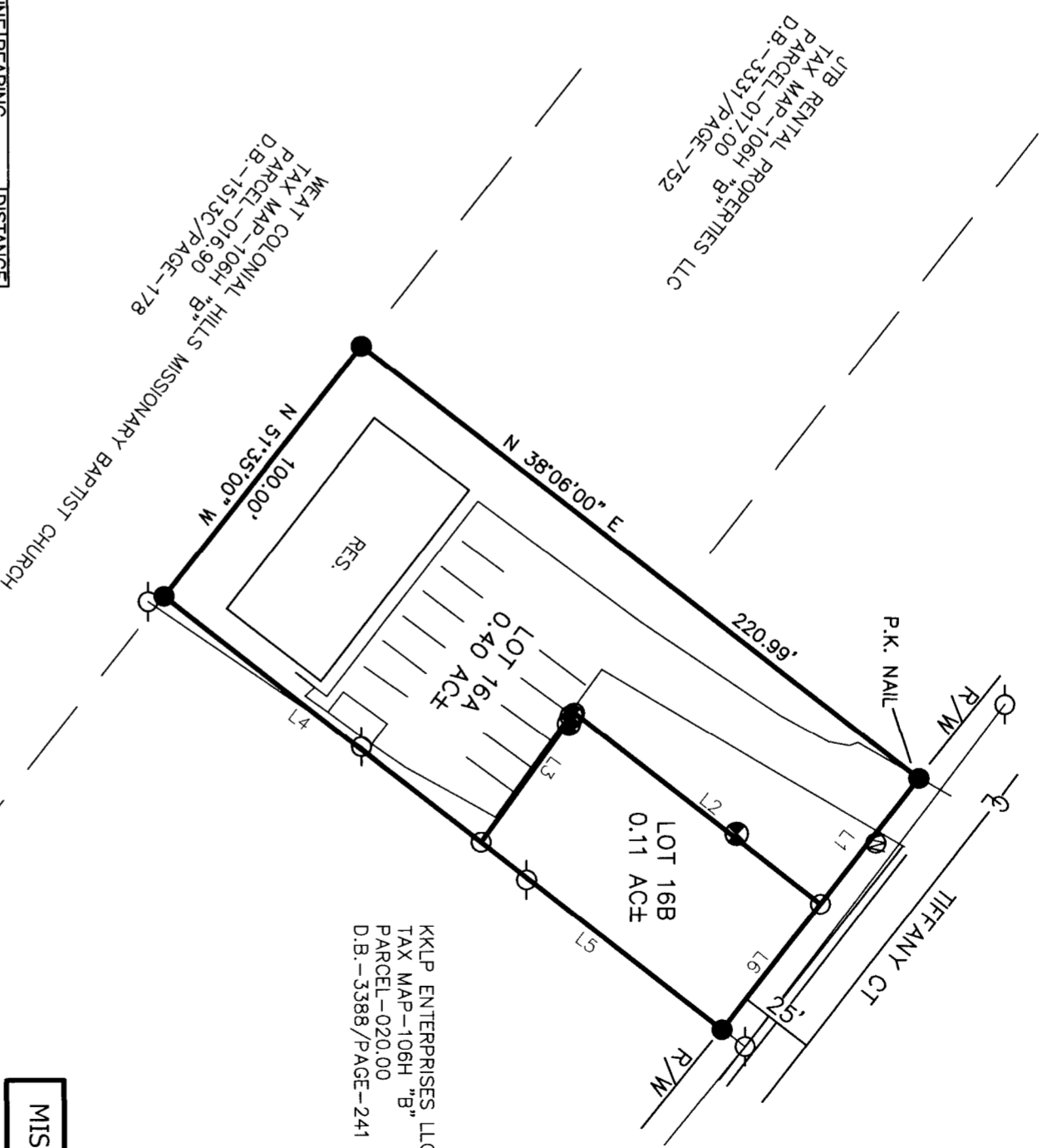
NORTH RECONCILED TO PLAT



LINE BEARING DISTANCE
L1 S 51°54'00" E 100.00'



| LINE BEARING | DISTANCE |
|------------------|----------|
| L1 S 51°54'00" E | 100.00' |
| L2 S 38°06'00" W | 97.71' |
| L3 S 54°02'59" E | 50.03' |
| L4 S 38°06'00" W | 125.71' |
| L5 S 38°06'00" E | 95.83' |
| L6 N 51°54'00" W | 100.00' |



LOCATION MAP NOT TO SCALE

- LEGEND
- IRON PIN SET
 - IRON PIN FOUND
 - CLEAN OUT
 - ⊗ WATER METER
 - 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 RECEIVES 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. 47163C02350, 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

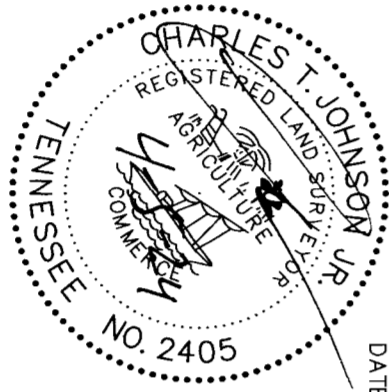
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
 DATED: _____
 CITY ENGINEER OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.
 DATED: 8/11/2024
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
 KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE KINGSPORT REGIONAL PLANNING COMMISSION'S DESIGN STANDARDS; (3) THAT 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: 22469
 DATE: 12/13/2022

BEFORE REPLAT

CERTIFICATION OF THE 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 THE KINGSPORT REGIONAL PLANNING COMMISSION'S DESIGN STANDARDS; (3) THAT EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
 DATED: 8/02/2024
 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 KINGSPORT REGIONAL PLANNING COMMISSION, AND IS HEREBY APPROVED AS SHOWN.
 DATED: 8/11/2024
 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 VARIANCES, IF ANY, AS ARE NOTED IN THE PLAT. THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE COUNTY REGISTERAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 SECRETARY: _____
 KINGSPORT METROPOLITAN/REGIONAL PLANNING COMMISSION

TPSI TN. PROFESSIONAL SURVEYING INC.
 2909 E. OAKLAND AVE. SUITE 102
 JOHNSON CITY TN, 37601 423-915-1136

1 PGS. AL-PLAT BATCH: 361246
 PLAT BOOK: P59
 PAGE: 290-290

RECEIPT: 15.00
 DP FEE: 2.00
 ARC FEE: 0.00
 TOTAL: 17.00

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

PROPERTY REFERENCE:
 CHRISTOPHER & BARBARA BROWN
 3128-3138 TIFFANY COURT
 PARCEL 019.00
 TAX MAP 106H "B"
 PLANTATION MANOR #4 LOT 16
 PLAT BOOK 15
 PAGE 3
 DEED BOOK 3462
 PAGE 2124

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF LOT 16 OF PLANTATION MANOR #4
 TOTAL ACRES 0.51 TOTAL LOTS 2
 ACRES NEW ROAD 0 MILES NEW ROAD 0
 COUNTY SULLIVAN CIVIL DISTRICT 14TH
 SURVEYOR CHARLES T. JOHNSON JR CLOSURE ERROR 1-10000
 SCALE 1" = 50' 50' 0' 50' 100'

04/04/2024 - 09:05:57 AM

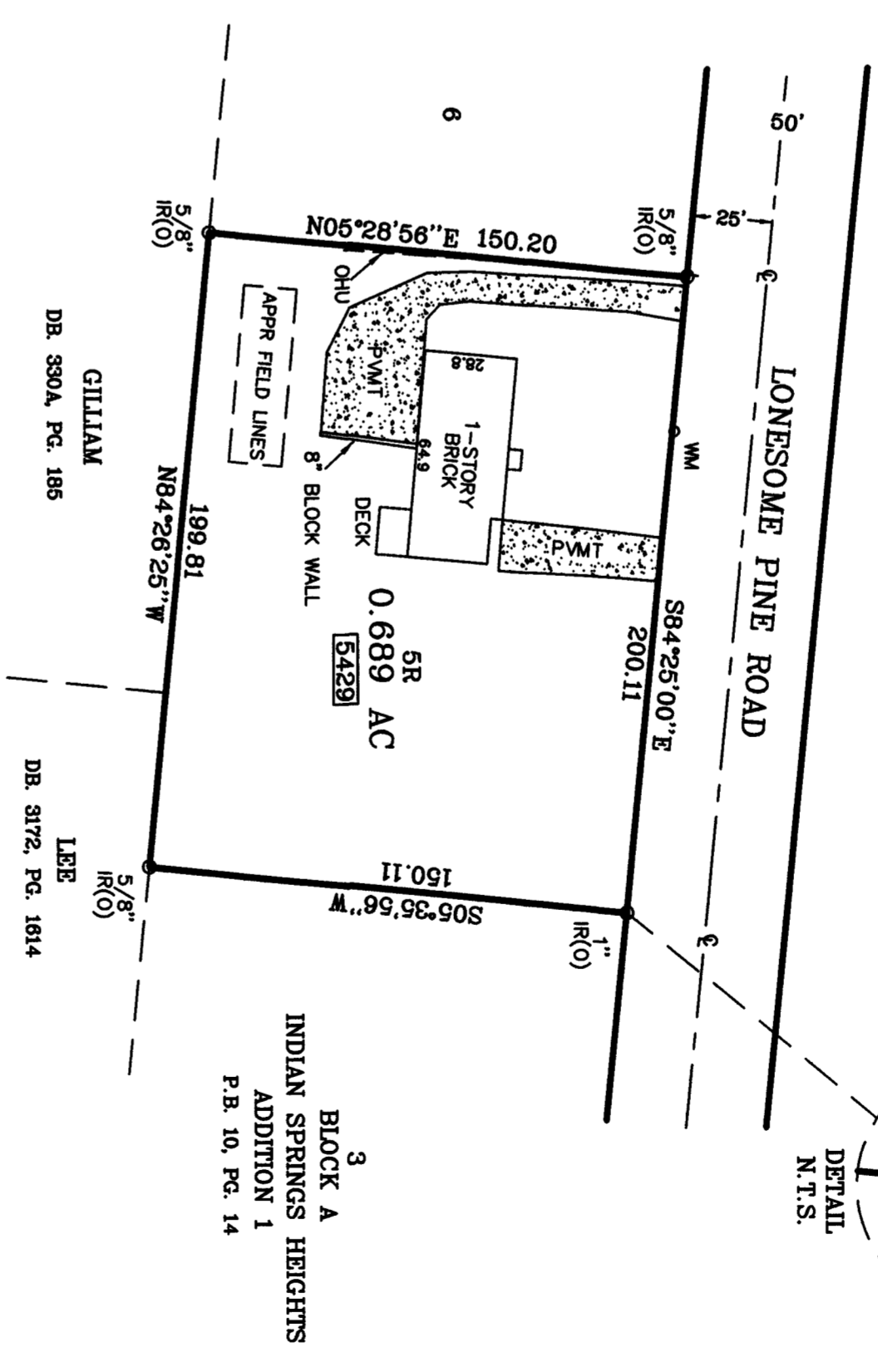
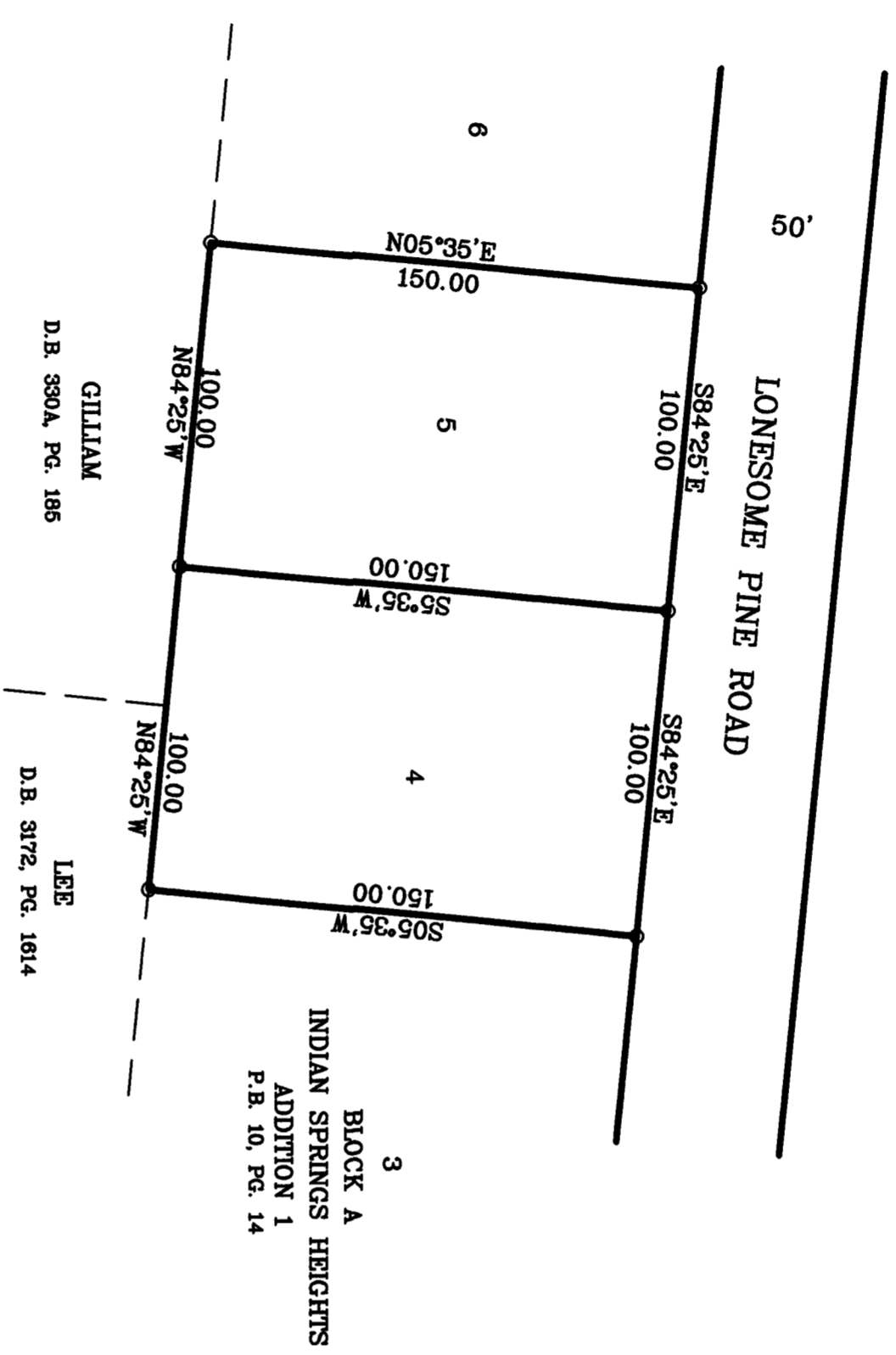
24005440

1983-A-PLAT BATCH: 348948
PLAT BOOK: P39
PAGE: 286-286

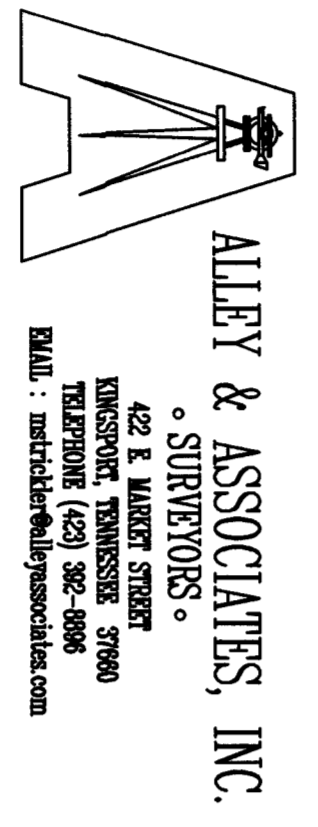
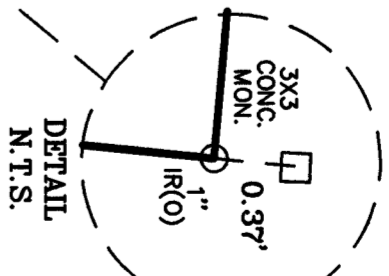
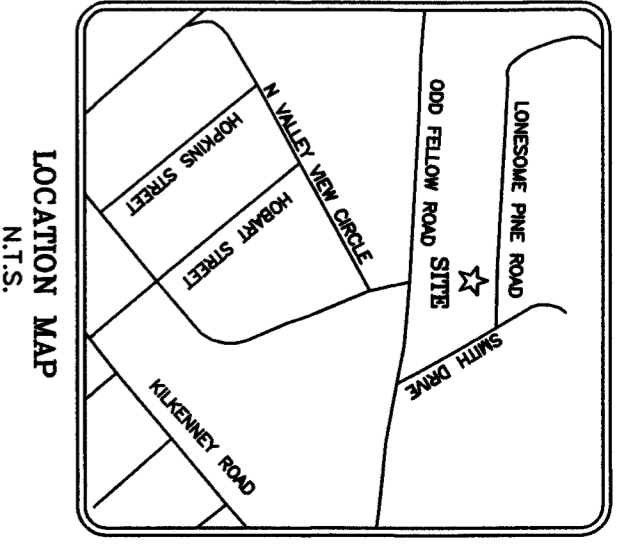
| | |
|---------|-------|
| REC FEE | 14.00 |
| DP FEE | 2.00 |
| ARC FEE | 2.00 |
| TOTAL | 17.00 |

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

Slide A-1724



SEE NOTE 1



ALLEY & ASSOCIATES, INC.
SURVEYORS.
422 E MARKET STREET
KINGSPORT, TENNESSEE 37680
TELEPHONE (423) 362-8886
EMAIL: mitchell@alleyassociates.com



LEGEND
 IR(O) IRON ROD, OLD
 CONC. CONCRETE
 MON. MONUMENT
 D.B. DEED BOOK
 PG. PAGE
 APPR APPROXIMATE
 PAVT PAVEMENT
 AC. ACRES
 N.T.S. NOT TO SCALE
 WM WATER METER
 1723 911 ADDRESS

NOTES:
 1) NORTH BASED ON S84°25'00"E PER REFERENCED PLAT.
 2) PROPERTY IS ZONED R-1
 3) SETBACKS:
 FRONT 30'
 SIDE 12'
 REAR 30'
 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47183C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 5) JOB NO. 24-13256
 6) TAX MAP 048M "A" PARCEL 29.00.
 7) ACAD FILE 24-13256 WILLIAMS.DWG
 8) DEED REFERENCE: D.B. 3458, PG. 1799
 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 PRIOR PLAT REFERENCE PLAT BOOK 10, PAGE 14

RESUBDIVISION OF LOTS 4 & 5, BLOCK A

INDIAN SPRINGS HEIGHTS, ADDITION 1

KINGSPORT REGIONAL PLANNING COMMISSION

| | | | |
|----------------|--------------------------|----------------|----------|
| TOTAL ACRES | 0.689 | TOTAL LOTS | 1 |
| ACRES NEW ROAD | 0 | MILES NEW ROAD | 0 |
| OWNER | WILLIAMS | CIVIL DISTRICT | 7TH |
| SURVEYOR | ALLEY & ASSOCIATES, INC. | CLOSURE ERROR | 1:10,000 |
| SCALE: 1"=50' | | | |

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE LAND SHOWN HEREIN AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE AND SOLE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND SUBJECT TO THE STIPULATIONS AND OTHER CONDITIONS SET FORTH ON THESE OR FINALE AS NOTED.

DATE: 3-27-24
 OWNER: [Signature]

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE LAND SHOWN HEREIN IS (ARE) IN ACCORDANCE WITH THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 3-27-24
 INSPECTOR AUTHORIZING AGENT: [Signature]

CERTIFICATE OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR CONDITIONS SET FORTH ON THESE OR FINALE AS PROVIDED. PUBLIC ROAD SHALL SERVE THESE LOTS AS PROVIDED.

DATE: 3-27-24
 SULLIVAN COUNTY REPRESENTATIVE: [Signature]

CERTIFICATE OF THE APPROVAL OF PERMIT ON FILE AT DEED OFFICE
 NAME: HARRY STYVES
 DATE: 8-14-1987

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND THAT THE SURVEYOR HAS FILED THE NECESSARY INSTRUMENTS WITH THE CLERK OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, THE SURVEYOR HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 4/2/24
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF THE APPROVAL FOR
 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE: 3-27-24
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING: [Signature]

CERTIFICATE OF THE APPROVAL FOR
 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE: 3-27-24
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING: [Signature]

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE LAND SHOWN HEREIN IS (ARE) IN ACCORDANCE WITH THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 3-27-24
 INSPECTOR AUTHORIZING AGENT: [Signature]

CERTIFICATE OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR CONDITIONS SET FORTH ON THESE OR FINALE AS PROVIDED. PUBLIC ROAD SHALL SERVE THESE LOTS AS PROVIDED.

DATE: 3-27-24
 SULLIVAN COUNTY REPRESENTATIVE: [Signature]

CERTIFICATE OF THE APPROVAL OF PERMIT ON FILE AT DEED OFFICE
 NAME: HARRY STYVES
 DATE: 8-14-1987

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND THAT THE SURVEYOR HAS FILED THE NECESSARY INSTRUMENTS WITH THE CLERK OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, THE SURVEYOR HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 4/2/24
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

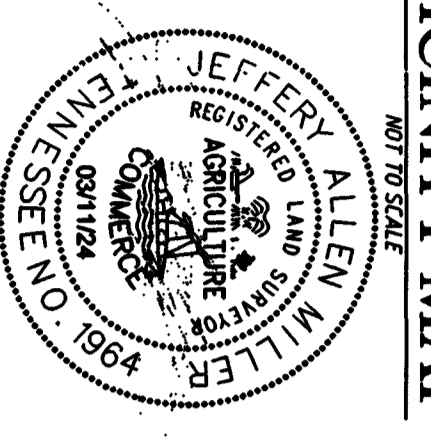
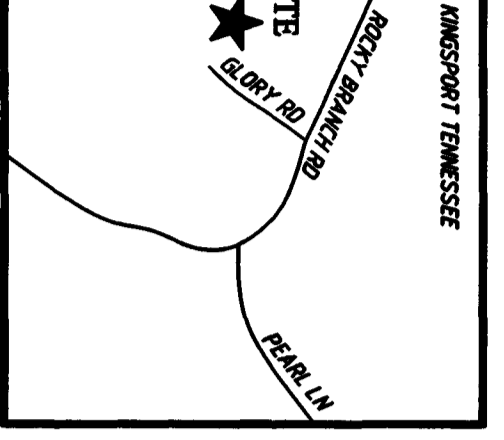
CERTIFICATE OF THE APPROVAL FOR
 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE: 3-27-24
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING: [Signature]

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSFORD, TENNESSEE 37663
PHONE: 423-552-5300
WWW.MILLERSURVEYS.COM
CONTRACTORS: ALL RIGHTS RESERVED

SHEET 1 OF 4

FINAL PLAT
TAX MAP 78, PARCEL 44
DEED BOOK 3459, PAGE 412
DATE: MARCH 11, 2024



CERTIFICATE OF OWNERSHIP AND DEDICATION
I, JEFFERY ALLEN MILLER, REGISTERED LAND SURVEYOR, TENNESSEE, COMMISSION 0341124, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION WITH ALL NECESSARY RECORDS, INCLUDING THE NECESSARY RECORDS OF THE LOCAL PLANNING COMMISSION AND THE CITY OF KINGSFORD, TENNESSEE, AND THAT THE CITY OF KINGSFORD HAS ADOPTED THIS PLAN OF SUBDIVISION WITH ALL NECESSARY RECORDS, INCLUDING THE NECESSARY RECORDS OF THE LOCAL PLANNING COMMISSION AND THE CITY OF KINGSFORD, TENNESSEE, AND THAT THE CITY OF KINGSFORD HAS ADOPTED THIS PLAN OF SUBDIVISION WITH ALL NECESSARY RECORDS, INCLUDING THE NECESSARY RECORDS OF THE LOCAL PLANNING COMMISSION AND THE CITY OF KINGSFORD, TENNESSEE.

DATE: 03/11/24
OWNER - SIGNATURE: *Jeffery Allen Miller*

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORD'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORD, TENNESSEE, AND THAT THE CITY OF KINGSFORD HAS ADOPTED THIS PLAN OF SUBDIVISION WITH ALL NECESSARY RECORDS, INCLUDING THE NECESSARY RECORDS OF THE LOCAL PLANNING COMMISSION AND THE CITY OF KINGSFORD, TENNESSEE.

DATE: 3/11/24
AUTHORIZED AGENT: *Jeffery Allen Miller*

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

DATE: 4/5/24
AUTHORIZED REPRESENTATIVE: *Jeffery Allen Miller*

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THIS PLAN HAVE BEEN APPROVED AS ASSIGNED.

DATE: 4/22/24
AUTHORIZED AGENT: *Jeffery Allen Miller*

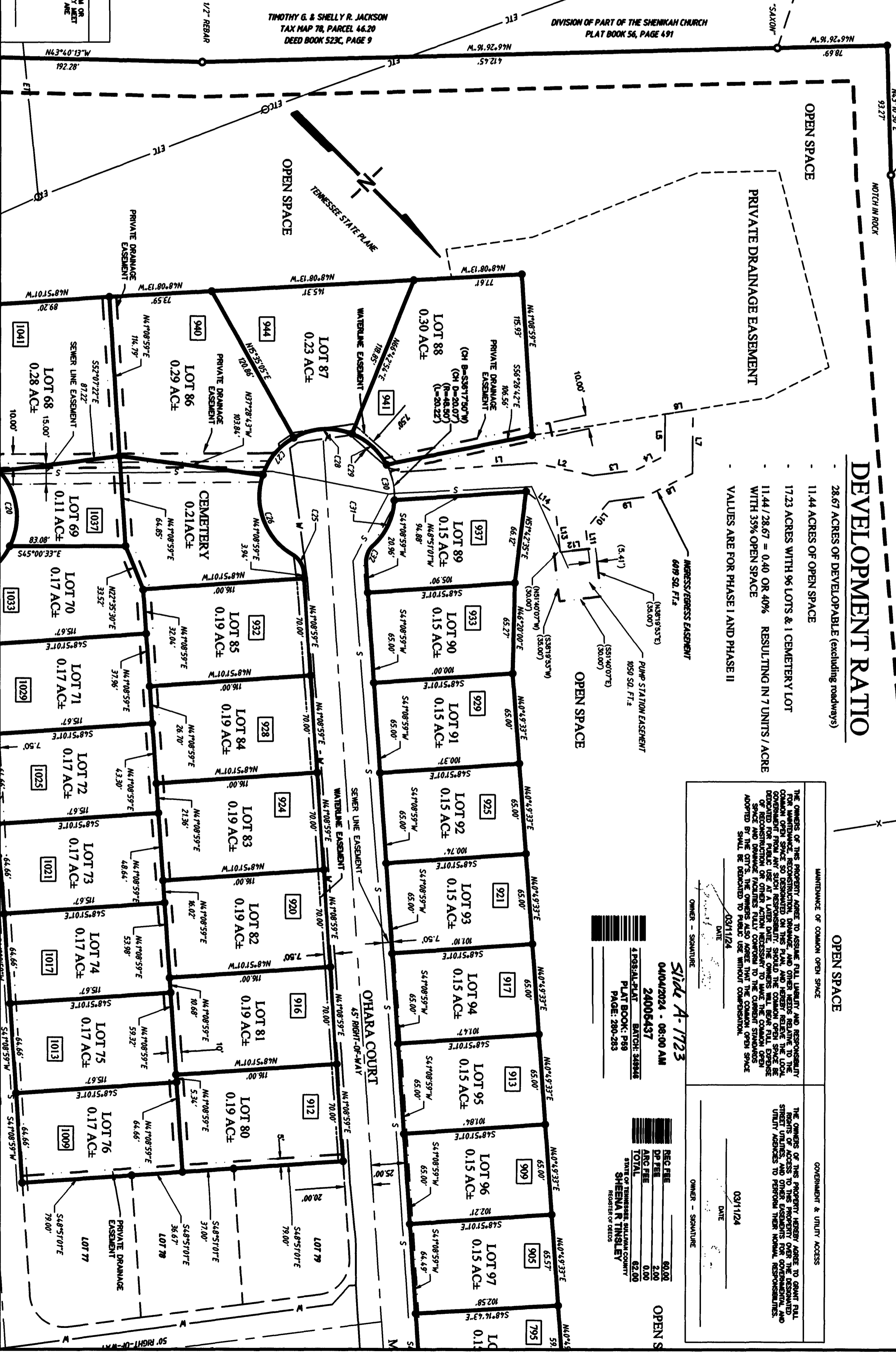
NOTES

1. See Sheet 3 for complete Notes and Sheet 4 for Legend.

ELDON B. & GLORIA L. LUFF
TAX MAP 78, PARCEL 4420
DEED BOOK 371C, PAGE 394

DEVELOPMENT RATIO

- 28.67 ACRES OF DEVELOPABLE (excluding roadways)
- 11.44 ACRES OF OPEN SPACE
- 17.23 ACRES WITH 96 LOTS & 1 CEMETERY LOT
- 11.44 / 28.67 = 0.40 OR 40% RESULTING IN 7 UNITS / ACRE WITH 35% OPEN SPACE
- VALUES ARE FOR PHASE I AND PHASE II



MAINTENANCE OF COMMON OPEN SPACE

GOVERNMENT & UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL AND COMPLETE MAINTENANCE OF COMMON OPEN SPACE TO THE LOCAL GOVERNMENT AND UTILITY DISTRICTS FOR GOVERNMENTAL AND UTILITY PURPOSES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

DATE: 03/11/24
OWNER - SIGNATURE: *Jeffery Allen Miller*

Side A-1723
04/04/2024 - 08:00 AM
24006437
PLAT BOOK: P88
PAGE: 280-283

REC FEE: 80.00
DP FEE: 2.00
ANF FEE: 0.00
TOTAL: 82.00
STATE OF TENNESSEE, SHENANDOAH COUNTY
SHENANDA R. HINSLEY
REGISTERED CLERK

CERTIFICATE OF APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL PLANNING COMMISSION AND THE CITY OF KINGSFORD, TENNESSEE, AND THAT THE CITY OF KINGSFORD HAS ADOPTED THIS PLAN OF SUBDIVISION WITH ALL NECESSARY RECORDS, INCLUDING THE NECESSARY RECORDS OF THE LOCAL PLANNING COMMISSION AND THE CITY OF KINGSFORD, TENNESSEE.

DATE: 4/22/24
AUTHORIZED REPRESENTATIVE: *Jeffery Allen Miller*

CERTIFICATE OF APPROVAL OF RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FILED WITH THE REGISTERED CLERK OF SHENANDOAH COUNTY, TENNESSEE, AND THAT THE CITY OF KINGSFORD HAS ADOPTED THIS PLAN OF SUBDIVISION WITH ALL NECESSARY RECORDS, INCLUDING THE NECESSARY RECORDS OF THE LOCAL PLANNING COMMISSION AND THE CITY OF KINGSFORD, TENNESSEE.

DATE: 4/22/24
SEC. REGISTERED REC. PLANNING COMMISSION

MAGNOLIA RIDGE SUBDIVISION - PHASE 2
KINGSFORD REGIONAL PLANNING COMMISSION

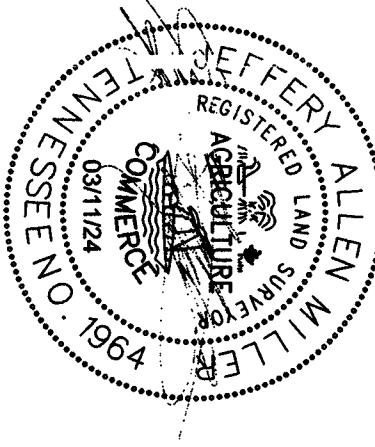
| | | | |
|---|----------|----------------|-------------------|
| TOTAL ACRES | 18.104 | TOTAL LOTS | 50 |
| ACRES NEW ROAD | 1.19 | MILES NEW ROAD | 0.22 |
| OWNER/MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT | | SURVEYOR | JEFFERY A. MILLER |
| CLOSURE ERROR | 1:10,000 | | |

SCALE 1" = 50' 0 50' 100' 200'



116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
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SHEET 2 OF 4



MAINTENANCE OF COMMON OPEN SPACE
THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE COMMON OPEN SPACE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELEASE THE LOCAL GOVERNMENT FROM LIABILITY FOR MAINTENANCE OF THE COMMON OPEN SPACE. THE COMMON OPEN SPACE SHALL BE DEDICATED FOR PUBLIC USE AT A LATER DATE. THE OWNERS WILL BEAR FULL EXPENSE OF THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE LOCAL GOVERNMENT. THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

OWNER - SIGNATURE
DATE: 03/11/24

GOVERNMENT & UTILITY ACCESS
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO OVER THE DESIGNATED STREET UTILITIES, AND OTHER ESSENTIALS FOR GOVERNMENTAL AND UTILITY AGENCIES RESPONSIBILITIES.

OWNER - SIGNATURE
DATE: 03/11/24

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I (AM WE AND) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DOOR THIS PLAN OF SUBDIVISION AND RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE.

OWNER - SIGNATURE
DATE: 03/11/24

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT AND MAY REQUIRED CHANGES FOR THE PURPOSES AND INSTALLATION HAVE BEEN MET.

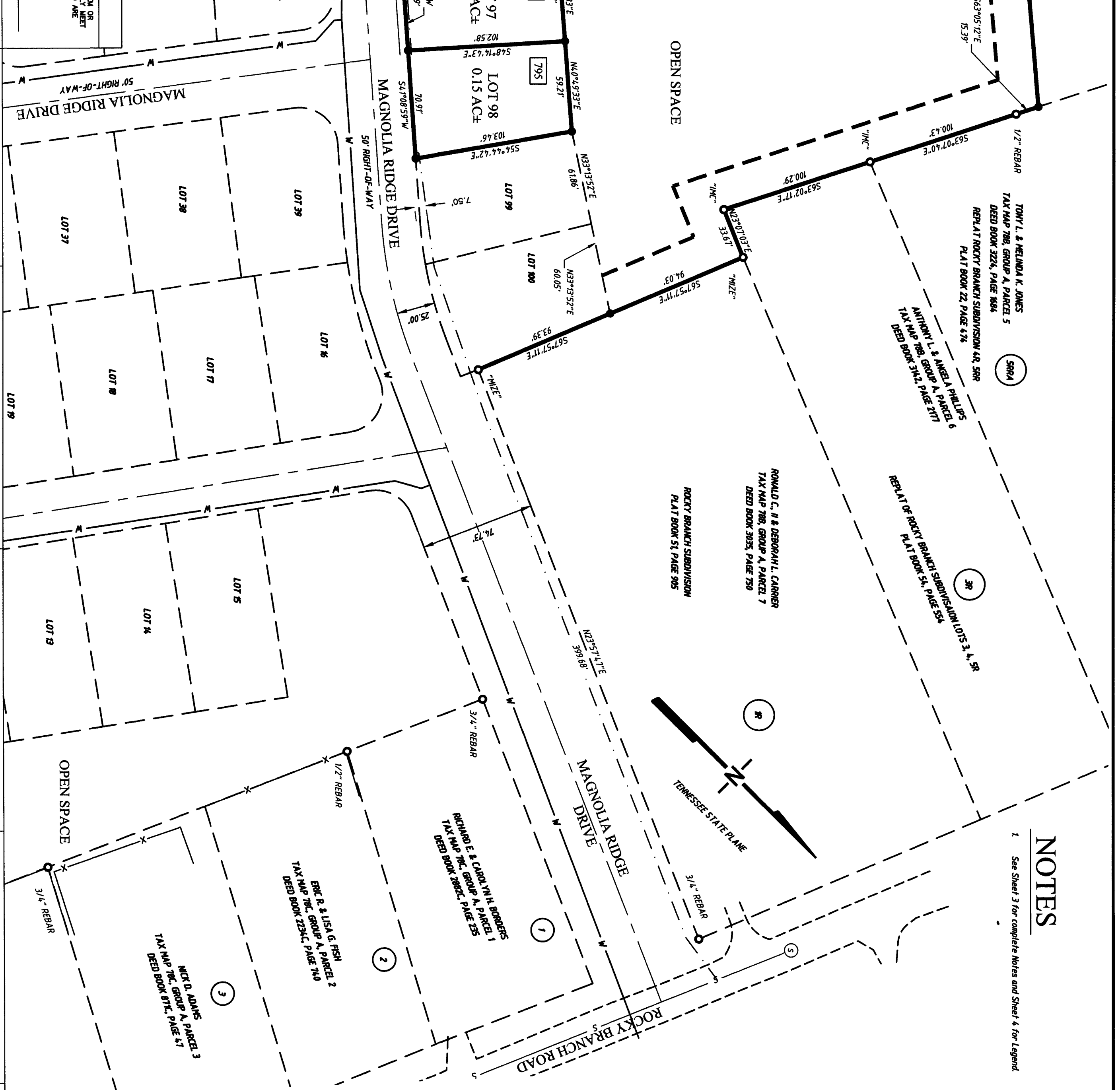
DATE: 4/1/2024
AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENSSESEE WATER CODE AS SHOWN.

DATE: 4/1/2024
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR 811-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS SHOWN ON THIS PLAN ARE APPROVED AS ASSIGNED.

DATE: April 1, 2024
AUTHORIZED AGENT



NOTES

1 See Sheet 3 for complete Notes and Sheet 4 for Legend

CURVE TABLE

| CURVE | CHORD BEARING | CHORD DISTANCE | RADIUS | ARC LENGTH |
|-------|---------------|----------------|--------|------------|
| C6 | N79°15'27"E | 26.59 | 25.00 | 28.02 |
| C7 | S63°55'24"W | 64.20 | 48.50 | 70.16 |
| C5 | S13°13'52"W | 65.45 | 16.50 | 16.08 |
| C6 | N12°59'39"E | 45.06 | 48.50 | 48.86 |
| C7 | N65°10'07"E | 40.21 | 48.50 | 41.66 |
| C8 | S66°49'37"E | 38.70 | 48.50 | 39.81 |
| C9 | S20°21'43"E | 37.82 | 48.50 | 38.85 |
| C20 | S36°44'45"W | 54.46 | 48.50 | 57.83 |
| C21 | S83°56'44"W | 21.89 | 48.50 | 22.08 |
| C22 | N69°04'07"E | 65.45 | 16.50 | 16.08 |
| C25 | S13°13'52"W | 65.45 | 16.50 | 16.08 |
| C26 | N24°23'41"E | 61.05 | 48.50 | 66.17 |
| C27 | N84°31'58"E | 34.84 | 48.50 | 35.64 |
| C28 | S46°51'07"E | 41.86 | 48.50 | 43.28 |
| C29 | S37°13'57"E | 33.26 | 48.50 | 33.95 |
| C30 | S32°31'47"W | 26.26 | 48.50 | 26.60 |
| C31 | S69°51'22"W | 35.73 | 48.50 | 36.60 |
| C32 | N66°18'40"E | 14.03 | 16.50 | 14.19 |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N48°51'01"W | 104.29 |
| L2 | N32°48'28"W | 42.28 |
| L3 | N62°12'21"W | 31.13 |
| L4 | N71°03'12"W | 23.23 |
| L5 | S46°08'57"W | 30.03 |
| L6 | N56°05'40"W | 20.28 |
| L7 | N46°08'57"E | 45.74 |
| L8 | S57°12'21"E | 39.00 |
| L9 | S52°12'21"E | 25.07 |
| L10 | N84°54'39"E | 25.86 |
| L11 | N38°19'53"E | 14.48 |
| L12 | S51°40'07"E | 20.00 |
| L13 | S38°19'53"W | 26.75 |
| L14 | S84°14'07"E | 27.51 |

Side A-1723
04/04/2024 - 08:00 AM
24005437

4 PGSAL-PLAT BATCH: 348946
PLAT BOOK: P88
PAGE: 280-283

REC FEE: 60.00
DP FEE: 2.00
ARC FEE: 0.00
TOTAL: 62.00

SHEENA R TINSLEY
REGISTERED SURVEYOR

MAGNOLIA RIDGE SUBDIVISION - PHASE 2

| | | | | |
|--|-------------|----------------|------------|------|
| KINGSPORT REGIONAL PLANNING COMMISSION | TOTAL ACRES | 18.10± | TOTAL LOTS | 50 |
| ACRES NEW ROAD | 1.19 | MILES NEW ROAD | 0.22 | |
| OWNER: MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT | | | | |
| SURVEYOR: JEFFERY A. MILLER | | | | |
| CLOSURE ERROR | 1:10,000 | | | |
| SCALE | 1" = 50' | 0 | 50' | 100' |
| | | | | 200' |

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
WWW.MILLERSURVEYING.COM

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
WWW.MILLERSURVEYING.COM

SHEET 3 OF 4



MAINTENANCE OF COMMON OPEN SPACE
THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE COMMON OPEN SPACE SHOWN ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY LIABILITY FOR MAINTENANCE OF SAID COMMON OPEN SPACE BE DEDICATED FOR PUBLIC USE. AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE MAINTAINED FOR THE USE WITHOUT COMPENSATION.

GOVERNMENT & UTILITY ACCESS
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY TO THE DESIGNATED STREET UTILITIES, AND OTHER AGENCIES TO PERFORMANCE THEIR NORMAL RESPONSIBILITIES.

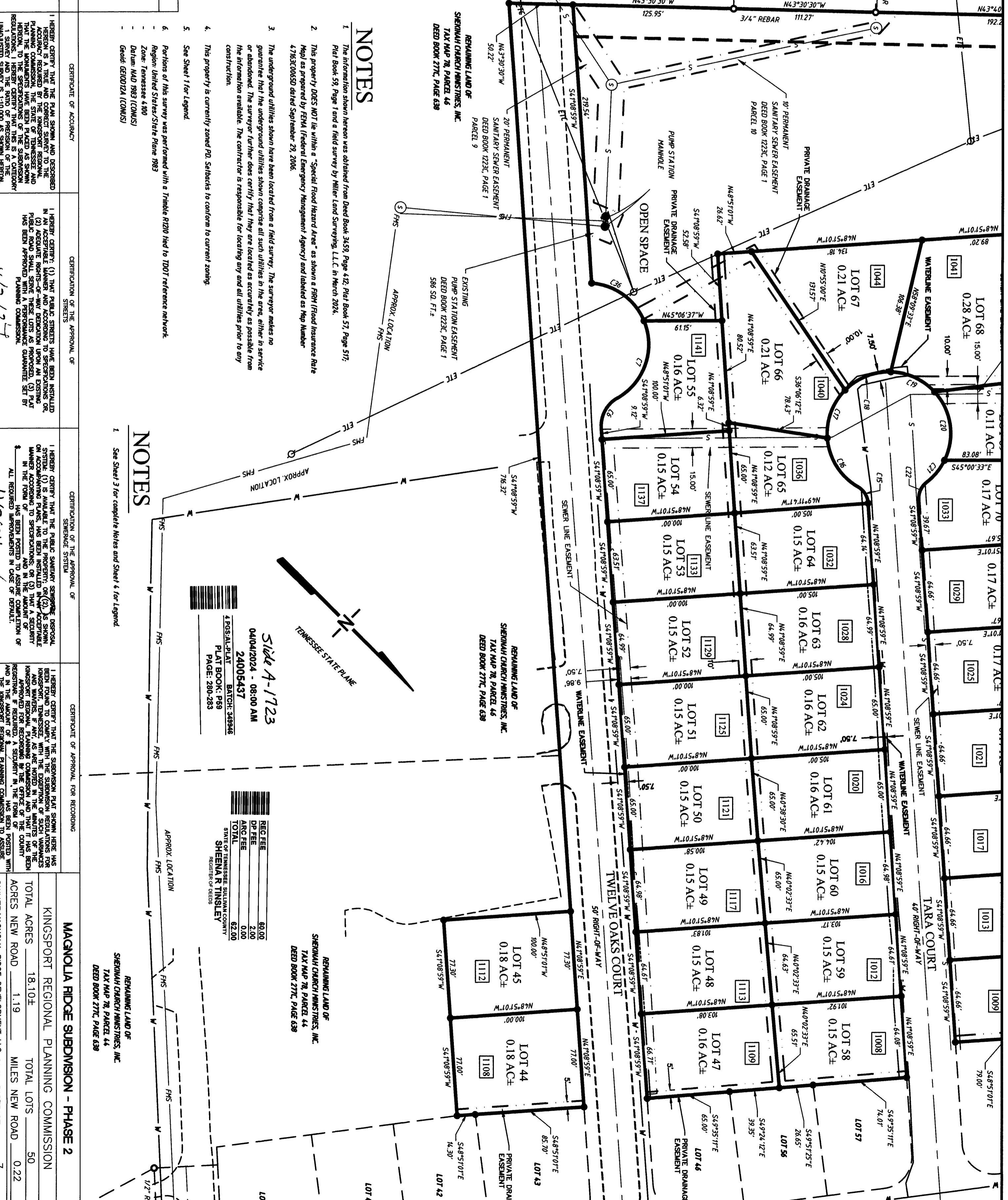
CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM ONE AND THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY AGREE TO THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING WALLS, FINISH AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON FOR THIS SUBDIVISION COMPLETS WITH THE CITY OF KINGSPORT AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

CERTIFICATION FOR THE APPROVAL OF PUBLIC WATER UTILITY SYSTEM OR SEWER LINE SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SEWER LINE SYSTEM SHOWN ON THIS PLAN MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

CERTIFICATION OF THE APPROVAL FOR 811-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE APPLICANT AS AS NOTED ON PLAN HAS BEEN APPROVED AS ASSIGNED.

1/2" REBAR
JUSTIN P. YOUNG & ALLISON L. SMITH
TAX MAP 78, PARCEL 46, 10
DEED BOOK 2818C, PAGE 424



NOTES

- The information shown hereon was obtained from Deed Book 3459, Page 422; Deed Book 57, Page 517; Deed Book 59, Page 1 and a field survey by Miller Land Surveying, L.L.C. in March 2024.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown on a Flood Insurance Rate Map as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47185C0105D dated September 29, 2008.
- The underground utilities shown have been located from a field survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the information available. The contractor is responsible for locating any and all utilities prior to any construction.
- This property is currently zoned PD. Setbacks to conform to current zoning.
- See Sheet 1 for Legend.
- Portions of this survey were performed with a Trimble R120 tied to TDDT reference network.
- Region: United States/State Plane 1983
Zone: Tennessee 480
Datum: NAD 1983 (CONUS)
Geoid: GEOID12A (CONUS)

CERTIFICATE OF ACQUIRY
I HEREBY CERTIFY THAT THE PLAT SHOWS AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACQUIRY REQUIRED BY THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE. THAT THE PLAT SHOWS AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACQUIRY REQUIRED BY THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE. THAT THE PLAT SHOWS AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACQUIRY REQUIRED BY THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE.

CERTIFICATE OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR APPROVED PLANS, HAS BEEN INSTALLED ON AN ACCEPTABLE MANNER IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE. THAT THE PLAT SHOWS AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACQUIRY REQUIRED BY THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE.

NOTES

- See Sheet 3 for complete notes and Sheet 4 for Legend.

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM, (1) IS AVAILABLE TO THE PROPERTY, OR (2) IS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED ON AN ACCEPTABLE MANNER IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE. THAT THE PLAT SHOWS AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACQUIRY REQUIRED BY THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE. THAT THE PLAT SHOWS AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACQUIRY REQUIRED BY THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE.

Slide A-1723
04/04/2024 - 08:00 AM
24005437
PLAT BOOK: P88
PAGE: 280-283

| | |
|---------|-------|
| REC FEE | 80.00 |
| DP FEE | 2.00 |
| ARC FEE | 2.00 |
| TOTAL | 82.00 |

STATE OF TENNESSEE
SHEAN R. HINSLEY
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE. THAT THE PLAT SHOWS AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACQUIRY REQUIRED BY THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE. THAT THE PLAT SHOWS AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACQUIRY REQUIRED BY THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE.

MAGNOLIA RIDGE SUBDIVISION - PHASE 2
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 18.104
ACRES NEW ROAD 1.19
MILES NEW ROAD 0.22

OWNER: MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT 7
SURVEYOR: JEFFERY A. MILLER
SCALE 1" = 50'

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
WWW.MILLERSURVEYS.COM
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SHEET 4 OF 4

MAINTENANCE OF COMMON OPEN SPACE
THE OWNERS OF THIS PROPERTY AGREE TO ASSURE FULL RECONSTRUCTION AND MAINTENANCE FOR LANDSCAPE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN. ANY SUCH RESPONSIBILITY SHOULD THE COMMON OPEN SPACE BE DESTROYED FOR PUBLIC USE BY A LATER RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE FULL USE OF THE COMMON OPEN SPACE, THE OWNERS HEREBY AGREE TO WAIVE THEIR RIGHTS TO RECONSTRUCTION AND MAINTENANCE OF THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

DATE: 03/11/24
OWNER - SIGNATURE: [Signature]

GOVERNMENT & UTILITY ACCESS
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY DESIGNATED STREET UTILITIES AND OTHER UTILITIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

DATE: 03/11/24
OWNER - SIGNATURE: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, (WE) HEREBY CERTIFY THAT I, (WE) (ARE) (AM) (ARE) THE OWNER(S) OF THE PLOTS SHOWN AND DESCRIBED HEREON AND THAT I, (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE ANNUAL BUILDING MAINTENANCE PAID TO PERFORM THEIR NORMAL PRIVATE USE AS NOTED.

DATE: 03/11/24
OWNER - SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, TENNESSEE. THE CITY ENGINEER HAS REVIEWED AND APPROVED THIS PLAN OF PURCHASE AND INSTALLATION HAVE BEEN MET.

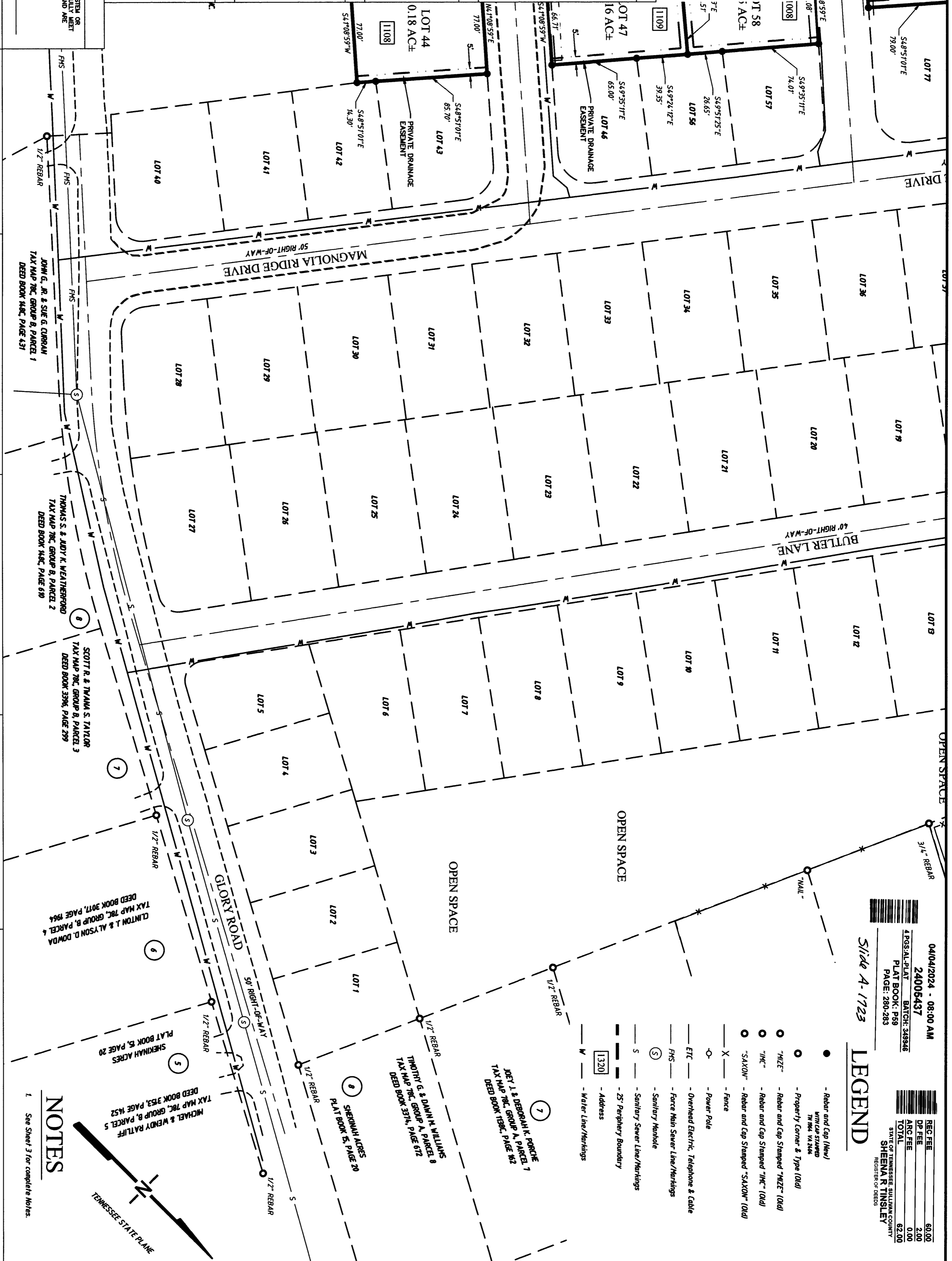
DATE: 4.1.2024
AUTHORIZED AGENT: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE CITY OF KINGSPORT, TENNESSEE. THE REQUIREMENTS APPROVED AS SHOWN.

DATE: 4/3/24
AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATE OF APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON FINAL PLAN ARE APPROVED AS ASSIGNED.

DATE: April 1, 2024
AUTHORIZED AGENT: [Signature]



04/04/2024 - 08:00 AM
REG FEE 60.00
2406437
ARC FEE 2.00
PLAT BOOK: P59
PAGE: 280-283
TOTAL 62.00
STATE OF TENNESSEE
SHERMAN TINSLEY
REGISTERED SURVEYOR

Side A-1723

LEGEND

- - Rebar and Cap (New)
- - Rebar and Cap (Old)
- - Property Corner & Type (Old)
- - "1/2" - Rebar and Cap Stamped "1/2" (Old)
- - "1/4" - Rebar and Cap Stamped "1/4" (Old)
- - "SAXON" - Rebar and Cap Stamped "SAXON" (Old)
- - Fence
- - Power Pole
- - Overhead Electric, Telephone & Cable
- - Force Main Sewer Line/Manholes
- - Sanitary Manhole
- - Sanitary Sewer Line/Manholes
- - 35' Periphery Boundary
- - Address
- - Water Line/Manholes

NOTES

1. See Sheet 3 for complete notes.

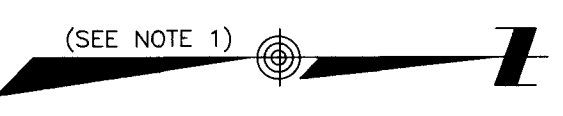
MAGNOLIA RIDGE SUBDIVISION - PHASE 2

KINGSPORT REGIONAL PLANNING COMMISSION

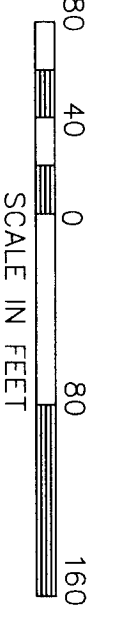
| | | | |
|--------------------------------------|-------------------|----------------|----------|
| TOTAL ACRES | 18.10± | TOTAL LOTS | 50 |
| ACRES NEW ROAD | 1.19 | MILES NEW ROAD | 0.22 |
| OWNER/MAGNOLIA RIDGE DEVELOPMENT LLC | | CIVIL DISTRICT | 7 |
| SURVEYOR | JEFFERY A. MILLER | CLOSURE ERROR | 1:10,000 |

SCALE 1" = 50'

50' 100' 200'



LOT 1R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM HAS BEEN COMPLETED. THE EXISTING SEPTIC SYSTEM SHALL BE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY THE CONTINUED VIABILITY OF SEWER DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. THE SURVEYOR IS NOT RESPONSIBLE FOR A PROPERTY OWNER'S USE OF OTHER FEATURES OF THE PROPERTY THAT LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM.

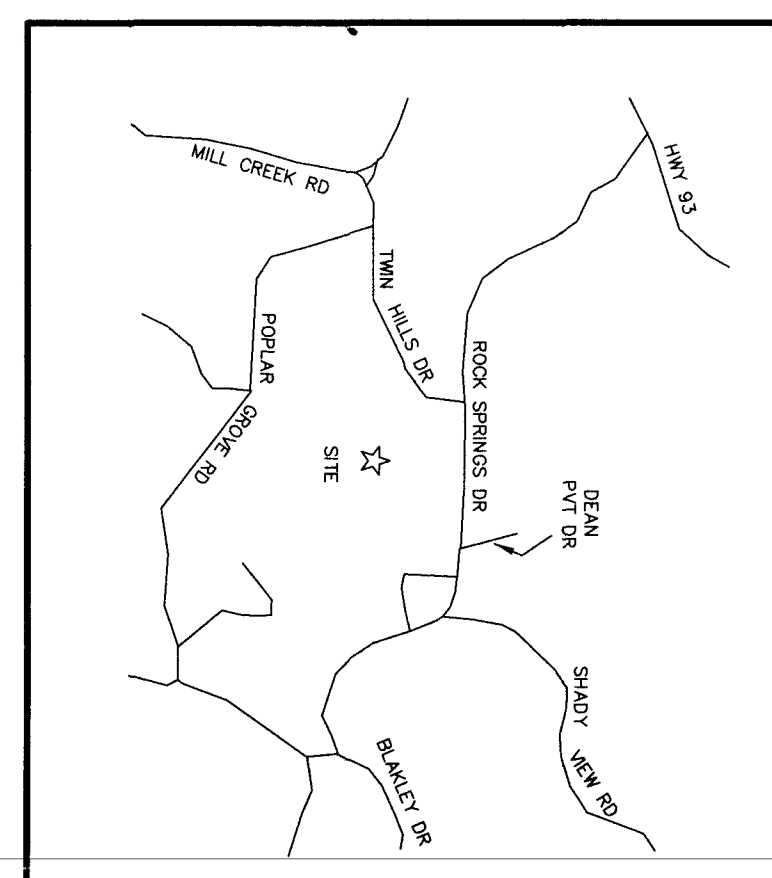
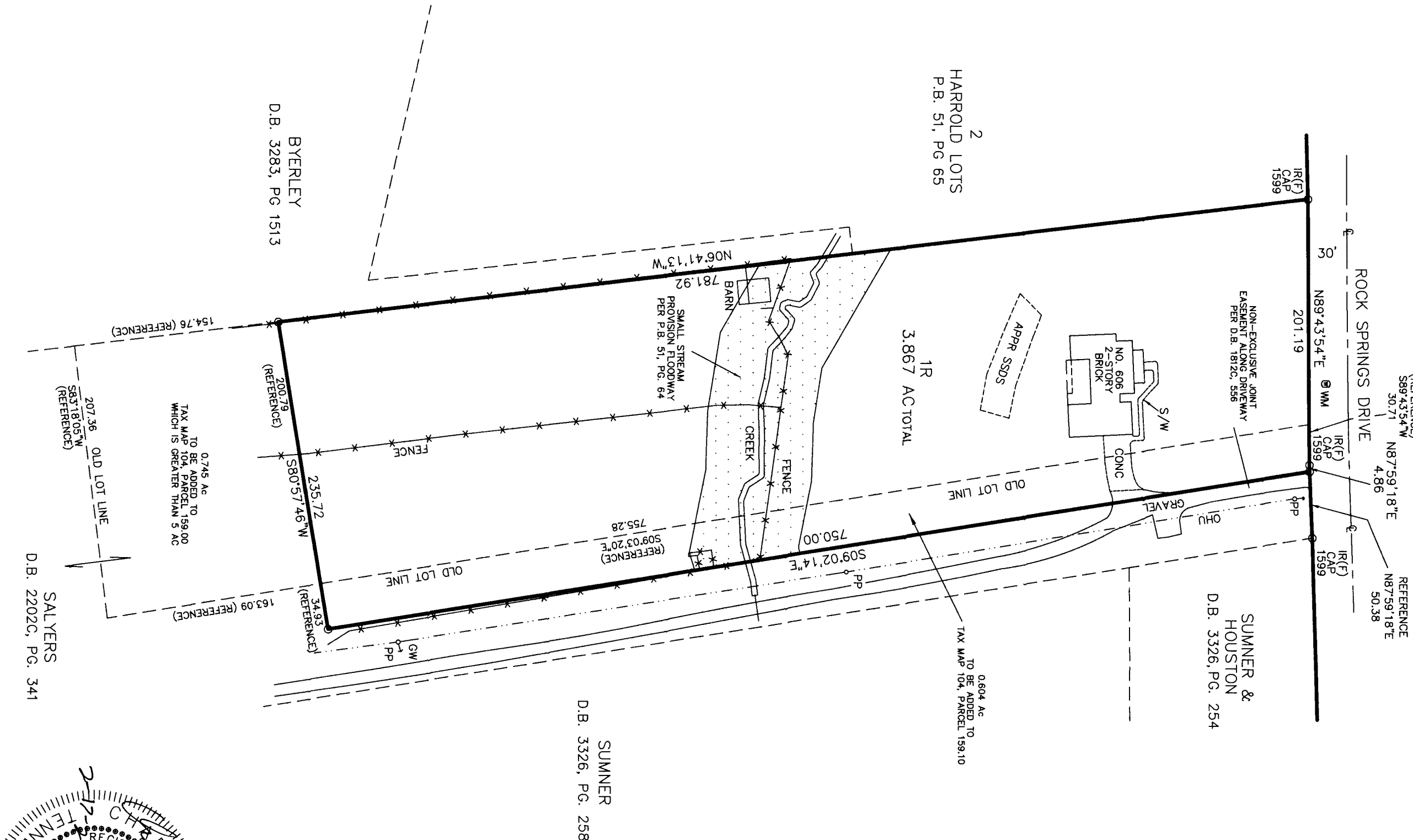


RESUBDIVISION OF LOT 1
SARAH HALL ESTATE

KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 3.867 TOTAL LOTS 1
OWNER: SALYERS DATE: FEB 17, 2024
CIVIL DISTRICT: 13TH SCALE: 1 INCH = 80'

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

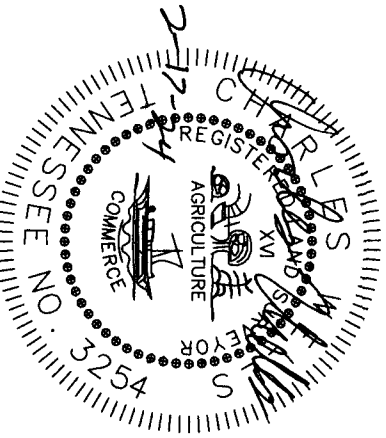
Slide A-1719
03/19/2024 - 08:00 AM
24004431
1 PGS AL-PLAT BATCH: 34817Z
PLAT BOOK: P59
PAGE: 265-265
REG FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00
STATE OF TENNESSEE SULLIVAN COUNTY
REGISTER OF DEEDS
SHEENA R TINSLEY
REGISTER OF DEEDS



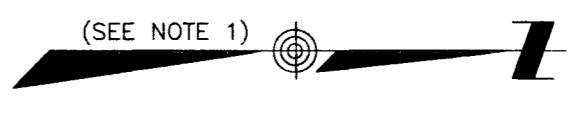
LEGEND

- IR(F) IRON ROD (FOUND)
- PG. PAGE
- AC. ACRES
- WM WATER METER
- CONC CONCRETE
- P.B. PLAT BOOK
- D.B. DEED BOOK
- APPR APPROXIMATE
- NO NUMBER
- PP POWER POLE
- GW OVERHEAD UTILITY
- S/W SIDEWALK
- CHU SUBSURFACE SEWAGE DISPOSAL SYSTEM
- SDDS CENTERLINE

- NOTES:**
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
 - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C02300 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 3) TAX MAP 104, PARCEL 159.10 AND PART OF PARCEL 159.00
 - 4) I HEREBY CERTIFY THAT THIS IS CATEGORIES 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 6) DEED REFERENCES: D.B. 1812C, PG. 556
 - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 8) PRIOR PLAT REFERENCE: PLAT BOOK 51, PAGE 64
 - 9) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
 - 10) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR STORMWATER RUNOFF 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.
 - 11) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



| | | | | | | |
|--|---|---|--|--|--|---|
| <p>CERTIFICATE OF ADOPTIVE</p> <p>I HEREBY CERTIFY THAT THE PLAN, SHOWN AND DESCRIBED HEREON AND THAT IS SUBJECT TO THE ADOPTIVE REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT I HAVE CONSENTED TO THE ADOPTION OF THE PLAN, HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles J. Wells</i> REGISTERED LAND SURVEYOR DATE: <i>2-17-24</i></p> | <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) CONSENT TO THE ADOPTION OF THE PLAN, HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles J. Wells</i> REGISTERED LAND SURVEYOR DATE: <i>2-17-24</i></p> | <p>CERTIFICATE OF THE APPROVAL FOR ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAN ARE APPROVED AS ADDRESSING.</p> <p><i>Sheena R Tinsley</i> REGISTER OF DEEDS DATE: <i>3-15-24</i></p> | <p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>SEE NOTE ABOVE.</p> | <p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: 1. THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 2. THE STREETS HAVE BEEN INSTALLED BY PRIVATE GUARANTEE PER THE SULLIVAN COUNTY PUBLIC PLANNING COMMISSION.</p> <p><i>Sheena R Tinsley</i> REGISTER OF DEEDS DATE: <i>3-15-2024</i></p> | <p>CERTIFICATE OF THE APPROVAL OF WHAT SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM PLAT IS NOT APPLICABLE TO THE SUBDIVISION AS THE KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>Sheena R Tinsley</i> REGISTER OF DEEDS DATE: <i>3-15-24</i></p> | <p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON PER SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SIX PARAGRAPHS HAS BEEN COMPLETED AND THAT I HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, AND THAT I HAVE BEEN ADVISED BY THE REGISTER THAT ALL REQUIRED IMPROVEMENTS IN THE PLAT HAVE BEEN COMPLETED AND ALL REQUIRED IMPROVEMENTS IN THE PLAT HAVE BEEN COMPLETED AND ALL REQUIRED IMPROVEMENTS IN THE PLAT HAVE BEEN COMPLETED.</p> <p><i>Sheena R Tinsley</i> REGISTER OF DEEDS DATE: <i>3-17-24</i></p> |
|--|---|---|--|--|--|---|



Side A-1724
 04/04/2024 - 09:02:24 AM
 24005439
 1 PGS/L-PLAT BATCH: 348948
 PLAT BOOK: P59
 PAGE: 285-285

REG FEE 15.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00

STATE OF TENNESSEE
 SHEENA R. HINSLEY
 Surveyor for the State

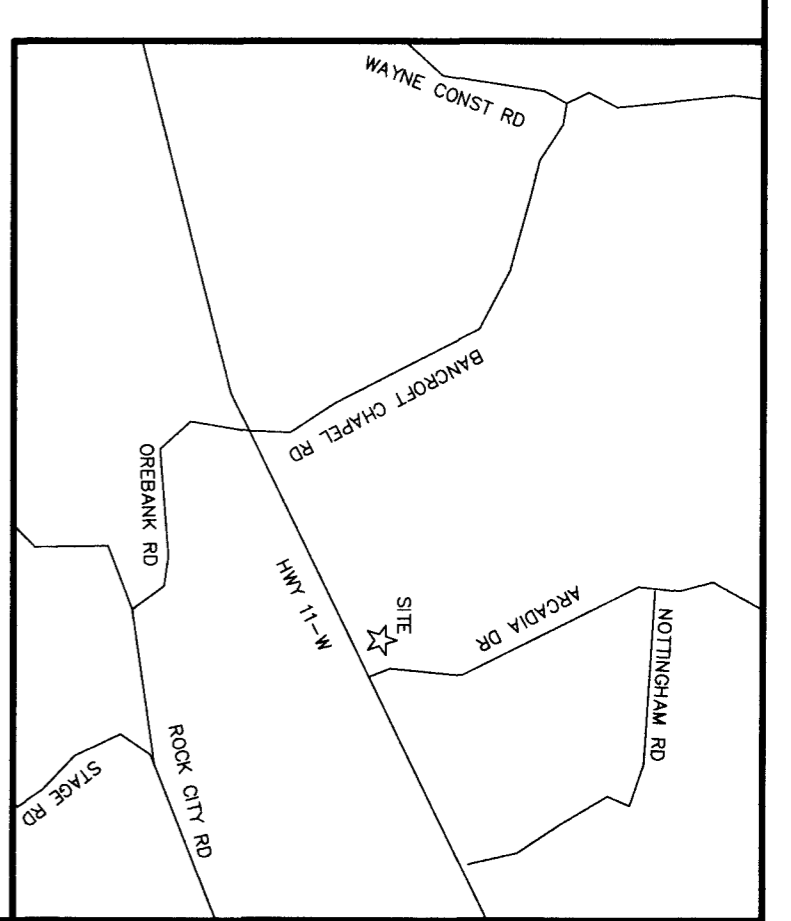
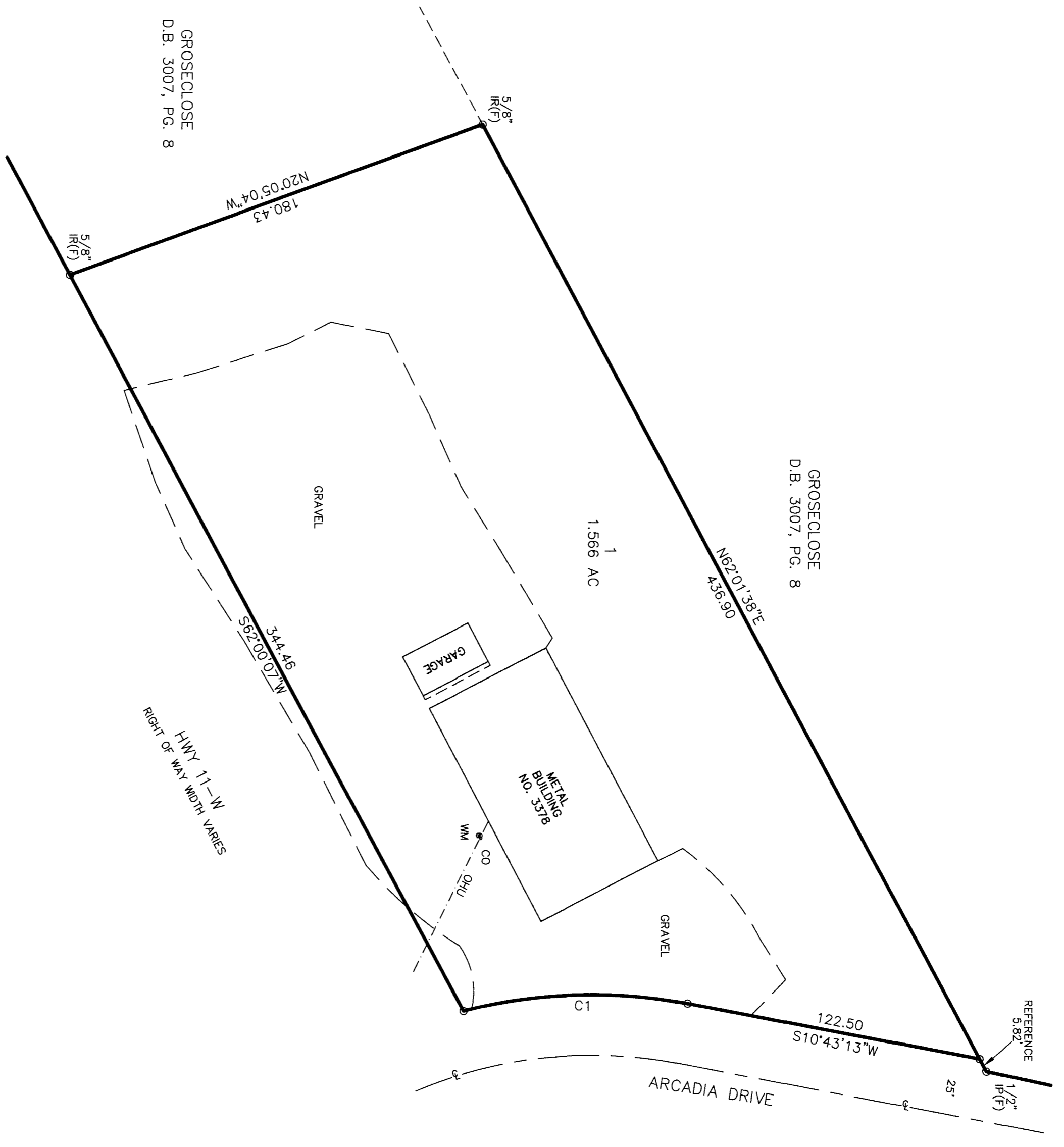


LOT 1
 STORE MASTER FUNDING XXVIII, LLC PROPERTY
 KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.566 TOTAL LOTS 1
 OWNER: STORE MASTER FUND DATE: FEBRUARY 10, 2024
 CIVIL DISTRICT: 10TH SCALE: 1 INCH = 40'

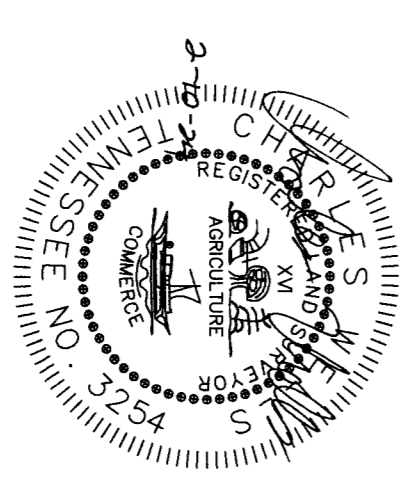
CHARLES J. WELLS
 TENNESSEE R.L.S. NO. 3254
 4847 HIGHWAY 126
 BLOUNTVILLE, TENNESSEE
 (423) 782-7196

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|--------------|---------------|
| C1 | 211.66 | 93.12 | 92.38 | S07°53'02"E |



- LEGEND
- IP(F) IRON PIPE (FOUND)
 - RF(F) IRON ROD (FOUND)
 - DB: DEED BOOK
 - P: PAGE
 - AC: ACRES
 - CO: CLEAN OUI
 - WM: WATER METER
 - NO: NUMBER
 - OHU: OVERHEAD UTILITY
 - ☉: CENTERLINE

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
 - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163G0055D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 3) TAX MAP 32, PARCEL 143.00.
 - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10000.
 - 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 6) DEED REFERENCE: D.B. 3543 PG. 858
 - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 8) PROPERTY IS ZONED M-1, SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
 - 9) 5/8" IRON RODS WITH CAP #3254 ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 10) THE PURPOSE OF THIS PLAT IS TO DEDICATE THE RIGHT OF WAY ALONG ARCADIA DRIVE.



| CERTIFICATE OF ACCURACY | CERTIFICATE OF OWNERSHIP AND DEDICATION | CERTIFICATE OF THE APPROVAL FOR THE INSTALLATION OF THE PUBLIC WATER MAIN | CERTIFICATE OF THE APPROVAL OF THE APPROVAL OF STREETS | CERTIFICATE OF THE APPROVAL OF THE APPROVAL OF WATER SYSTEMS |
|---|--|--|---|---|
| <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE.</p> <p><i>Charles J. Wells</i> 3-10-24 TENNESSEE REGISTERED LAND SURVEYOR</p> | <p>I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE PUBLIC WATER MAIN AND TO THE INSTALLATION OF THE PUBLIC WATER MAIN AND TO THE INSTALLATION OF THE PUBLIC WATER MAIN AND TO THE INSTALLATION OF THE PUBLIC WATER MAIN AND TO THE INSTALLATION OF THE PUBLIC WATER MAIN.</p> <p><i>Charles J. Wells</i> 3/26/2024 OWNER</p> | <p>I HEREBY CERTIFY THAT THE APPROVAL FOR THE INSTALLATION OF THE PUBLIC WATER MAIN HAS BEEN OBTAINED FROM THE APPROPRIATE AGENCIES AND THAT THE PUBLIC WATER MAIN IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.</p> <p><i>Charles J. Wells</i> 3/27/24 CITY OR AUTHORIZED REPRESENTATIVE</p> | <p>I HEREBY CERTIFY THAT THE PUBLIC WATER MAIN SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION ON THE MAIN PLAN ARE APPROVED AS SHOWN.</p> <p><i>Charles J. Wells</i> 4/1/24 KINGSPORT AUTHORIZED AGENT</p> | <p>I HEREBY CERTIFY THAT THE PUBLIC WATER MAIN SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION ON THE MAIN PLAN ARE APPROVED AS SHOWN.</p> <p><i>Charles J. Wells</i> 3-27-24 REGISTERED WATER SYSTEMS ENGINEER</p> |