



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, December 21, 2023 at 5:30 PM

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of the November 13, 2023 Work Session Minutes
- [2.](#) Approval of the November 16, 2023 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.](#) Lebanon Meadows Preliminary PD (PD23-0357) The Commission is requested to grant contingent Preliminary PD approval for the Lebanon Meadows Preliminary PD plat. (Garland)
- [2.](#) Polo Fields Phase 2 Final PD (PD23-0372) - The Commission is requested to grant revised final approval for the Polo Fields Phase 2 Final PD plat. (Garland)

VII. OTHER BUSINESS

- [1.](#) Receive the November - December 2023 approved subdivisions (Garland)

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, November 13, 2023 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Commission members present: John Moody, James Phillips, Sam Booher, Anne Greenfield, Chip Millican, Jason Snapp

Commission members absent: Sharon Duncan, Travis Patterson, Tim Lorimer

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the October 16, 2023 Work Session Minutes
2. Approval of the October 19, 2023 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. West Gate Phase 2 Cash Bond Release (PLNCOM21-0312) - The Commission is requested to release the cash bond for the West Gate Phase 2 Development. Staff noted that the remaining item for this project is the completion of a small amount of sidewalk. Staff stated that the sidewalk had been completed to proper standard and recommended release of the cash bond. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 1506 Lynn Garden Drive Rezoning (REZ23-0328). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to B-3 zone. Staff oriented the Commission to the vicinity location of the request. Staff noted that although the existing building on the property had contained a commercial use for decades, it is zoned R-1B. Staff noted that the applicant is currently in the process of cleaning out the existing structure and would like to utilize the structure for indoor, climate-controlled storage. Staff stated that the requested B-3 zone is the same commercial zone for all surrounding commercial uses in this area of Lynn Garden. Staff noted that one supportive comment had been received by the public on the item. No official action was taken.
2. Highway 126 County Rezoning (REZONE23-0339) The Commission is requested to send a positive recommendation in support of the rezoning request from the R-1 zone to PBD/SC zone to the Sullivan County Commission. Staff described the location of the request, adjacent to an existing storage facility owned by the applicant. Staff stated that the commercial zone proposal is consistent with the future land use plan. Staff further stated that the purpose of the rezoning is to expand the storage use for the existing storage facility. Staff noted that no calls had been received on the item. No official action was taken.
3. Riverbend Preliminary Planned Development (PD23-0329)) The Commission is requested to approve the Riverbend Preliminary PD plat. Staff stated that the preliminary submittal will result in a new residential street that has a length of 761 feet and will serve 45 new single family homes in the Riverbend Development. The proposal contains 57% open space which allows a maximum of 7.32 units per acre. The proposed density is 6.5 units per acre. Staff noted that no variances are needed for this development and subsequently recommended approval contingent upon approval of the construction plans. No official action was taken.
4. E. Main St. Right-Of-Way Dedication Plat (MINSUB23-0351) The Commission is requested to approve the E. Main St. Right-Of-Way dedication plat. Staff explained the need for the proposal, citing a need by the city's water services department to best serve adjacent property. Staff noted that an alley would ultimately be constructed within the street right-of-way, but those plans would not be submitted until after the Main Street rebuild project in complete. No official action was taken.

5. 2023 Sullivan County ZTA (ZTA23-0338). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff summarized the proposed zoning text amendment, stating that Sullivan County has identified a need to create a Planned Artisan District. The proposal for this new zoning district would permit new uses such as blacksmithing, art studios, and artisan workshops. City staff noted that dependent upon which is the principal use, these types of businesses can locate inside City limits in either commercial or industrial zones. Staff recommended sending a positive recommendation to the Sullivan County Commission. No official action was taken.

VII. OTHER BUSINESS

1. Approved Oct. - Nov. 2023 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 items to review, the Chairman adjourned the meeting at 12:40 p.m.



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, November 16, 2023 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

Commission members present: Sharon Duncan, John Moody, James Phillips, Sam Booher, Anne Greenfield, Chip Millican, Travis Patterson

Commission members absent: Jason Snapp, Tim Lorimer

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

Visitors: Danny Karst

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by James Phillips, to approve the agenda as presented. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the October 16, 2023 Work Session Minutes
2. Approval of the October 19, 2023 Regular Meeting Minutes

A motion was made by John Moody, seconded by Travis Patterson, to approve the minutes of the October 16, 2023 work session and the October 19, 2023 regular meeting minutes as presented. The motion passed unanimously, 7-0.

IV. CONSENT AGENDA

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

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

1. West Gate Phase 2 Cash Bond Release (PLNCOM21-0312) - The Commission is requested to release the cash bond for the West Gate Phase 2 Development. Staff noted that the remaining item for this project is the completion of a small amount of sidewalk. Staff stated that the sidewalk and had been completed to proper standard and recommended release of the cash bond. A motion was made by James Phillips, seconded by Sam Booher, to approve the consent agenda as presented. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 1506 Lynn Garden Drive Rezoning (REZ23-0328). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to B-3 zone. Staff oriented the Commission to the vicinity location of the request. Staff noted that although the existing building on the property had contained a commercial use for decades, it is zoned R-1B. Staff noted that the applicant is currently in the process of cleaning out the existing structure and would like to utilize the structure for indoor, climate-controlled storage. Staff stated that the requested B-3 zone is the same commercial zone for all surrounding commercial uses in this area of Lynn Garden. Staff noted that one supportive comment had been received by the public on the item. A motion was made by Chip Millican, seconded by Travis Patterson, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning request. The motion passed with a vote of 6-0-1, with John Moody abstaining.
2. Highway 126 County Rezoning (REZONE23-0339) The Commission is requested to send a positive recommendation in support of the rezoning request from the R-1 zone to PBD/SC zone to the Sullivan County Commission. Staff described the location of the request, adjacent to an existing storage facility owned by the applicant. Staff stated that the commercial zone proposal is consistent with the future land use plan. Staff further stated that the purpose of the rezoning is to expand the storage use for the existing storage facility. Staff noted that no calls had been received on the item. A motion was made by Chip Millican, seconded by Travis Patterson, to send a positive recommendation to the Sullivan County Commission in support of approving the rezoning request. The motion passed unanimously, 7-0.
3. Riverbend Preliminary Planned Development (PD23-0329)) The Commission is requested to approve the Riverbend Preliminary PD plat. Staff stated that the preliminary submittal will

result in a new residential street that has a length of 761 feet and will serve 45 new single family homes in the Riverbend Development. The proposal contains 57% open space which allows a maximum of 7.32 units per acre. The proposed density is 6.5 units per acre. Staff noted that no variances are needed for this development and subsequently recommended approval contingent upon approval of the construction plans. A motion was made by James Phillips, seconded by John Moody to grant preliminary approval contingent upon approval of the construction plans. The motion passed unanimously, 7-0.

- 4. E. Main St. Right-Of-Way Dedication Plat (MINSUB23-0351) The Commission is requested to approve the E. Main St. Right-Of-Way dedication plat. Staff explained the need for the proposal, citing a need by the city’s water services department to best serve adjacent property. Staff noted that an alley would ultimately be constructed within the street right-of-way, but those plans would not be submitted until after the Main Street rebuild project in complete. A motion was made by Sam Booher, seconded by John Moody, to grant final subdivision approval. The motion passed unanimously, 7-0.
- 5. 2023 Sullivan County ZTA (ZTA23-0338). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff summarized the proposed zoning text amendment, stating that Sullivan County has identified a need to create a Planned Artisan District. The proposal for this new zoning district would permit new uses such as blacksmithing, art studios, and artisan workshops. City staff noted that dependent upon which is the principal use, these types of businesses can locate inside City limits in either commercial or industrial zones. Staff recommended sending a positive recommendation to the Sullivan County Commission. A motion was made by Travis Patterson, seconded by Chip Millican, to send a positive recommendation to the Sullivan County Commission in support of approving the zoning text amendment. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

- 1. Approved Oct. - Nov. 2023 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.

Mr. Danny Karst made a few comments to the Commission as part of public comment.

IX. ADJOURN

With no further business, the Chairman adjourned the meeting at 5:54 p.m.

PROPERTY INFORMATION	Lebanon Meadows Preliminary PD
ADDRESS	Lebanon Road
DISTRICT, LAND LOT OVERLAY DISTRICT	14th Civil District, TM 106 & 0920, Group E, Parcel 001.00 & 043.00 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	N/A
ACRES	+/-4.46
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Begley Development, LLC
ADDRESS: 104 Dillow Circle Kingsport, TN 37660

REPRESENTATIVE: Highland Engineering
PHONE: 423-926-2007

INTENT

The applicant is requesting preliminary Planned Development plat approval for the Lebanon Meadows located off of Lebanon Road.

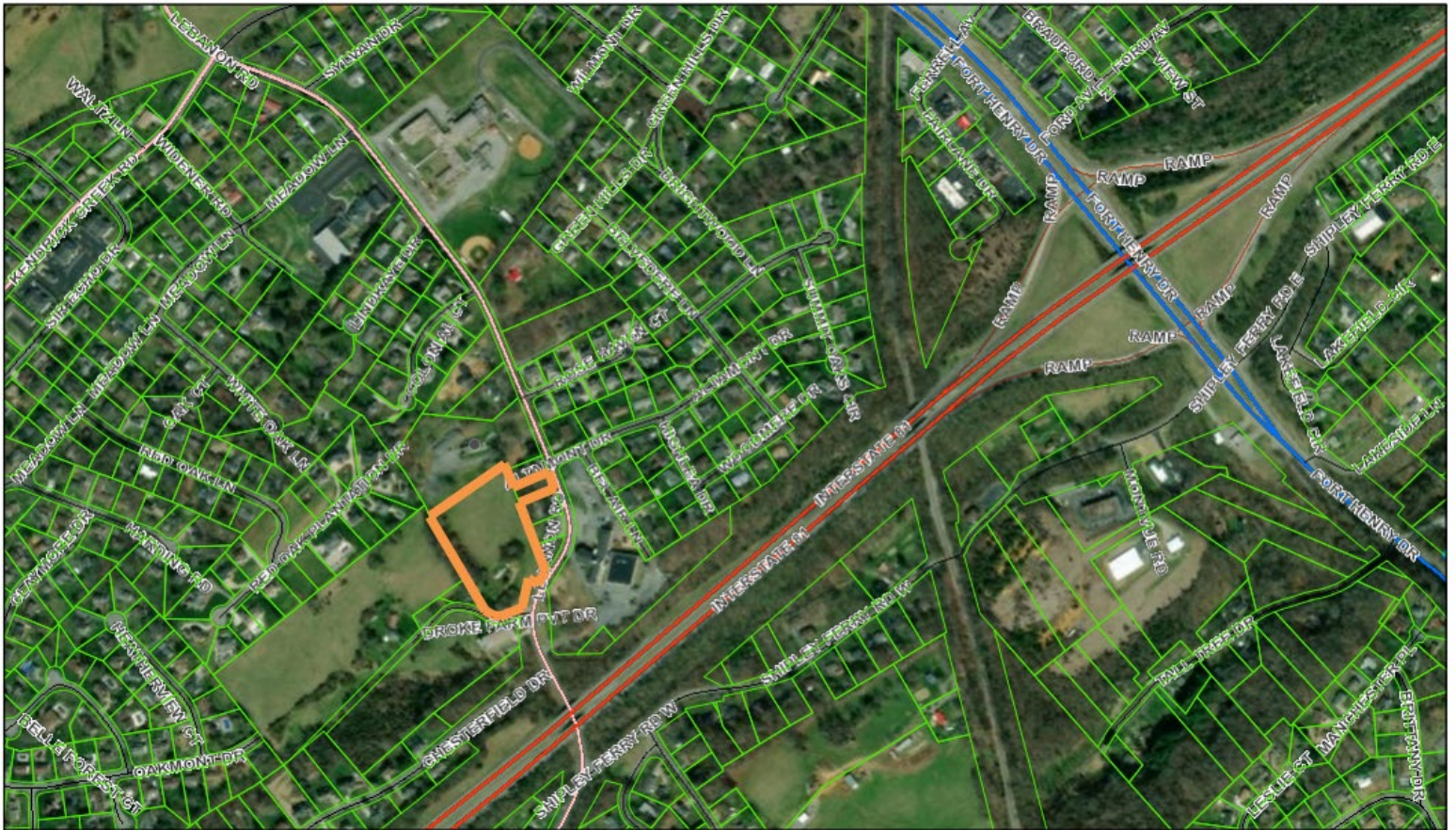
The proposal consists of 14 new units located on +/-4.46 acres with 4.04 acres being disturbed.

The plan shows 25' periphery setback as well as the areas designated for open space. Required open space for 4 units/acre is 15%. The open space provided is 3.2 units per acre with 28.5% open space. There are 14 total units.

The overall length in street is 795.0' and the cul-de-sac meets the minimum subdivision requirements.

Staff recommends granting preliminary plat approval for the Lebanon Meadows PD development contingent upon the construction plans.

Site Map



12/7/2023, 2:23:45 PM

Sullivan County Parcels Jan 2023 Streets

Parcels

Urban Growth Boundary

Interstate

Expressway

Major Arterial

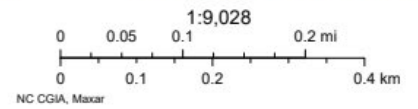
Minor Arterial

Collector Street

Local Street

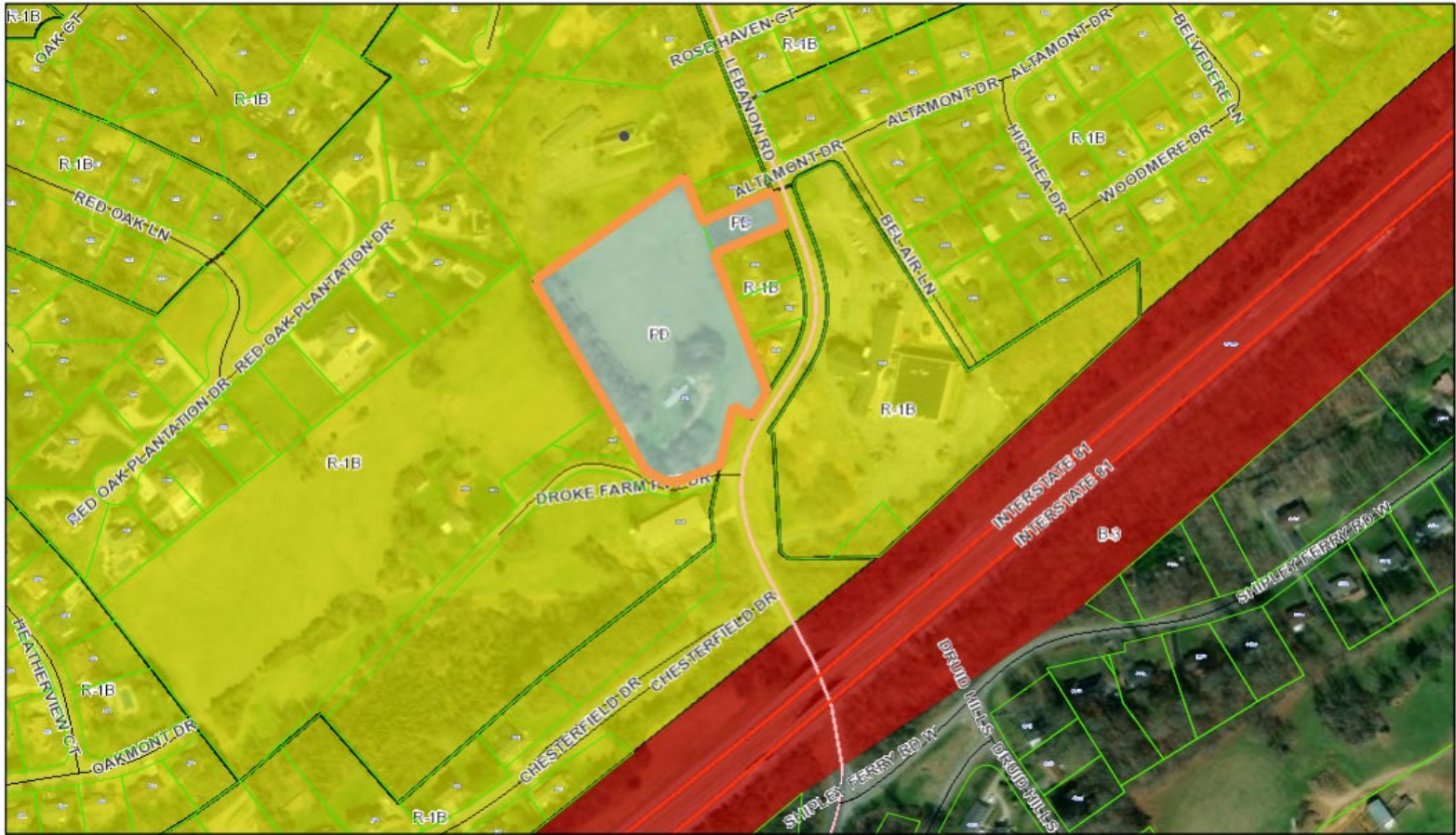
Private Street

Ramp



Web AppBuilder for ArcGIS

Zoning

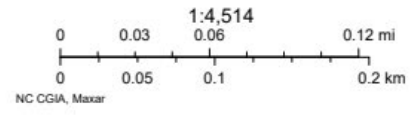


12/7/2023, 2:29:44 PM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- City Zoning
- <Null>

T/C	A-1	B-2	B-4P	M-1	P-1	PD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD



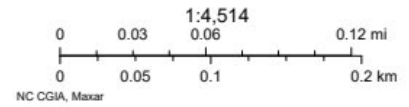
Web AppBuilder for ArcGIS

Future Land Use



12/7/2023, 2:32:09 PM

- | | | | | |
|----------------------------------|-----------------|-------------------|-----------------------|------------------|
| Sullivan County Parcels Jan 2023 | Future Land Use | Industrial | Urban Growth Boundary | Major Arterial |
| Parcels | Agri/Vacant | Retail/Commercial | Streets | Minor Arterial |
| Kpt 911 Address | Single Family | Public | Interstate | Collector Street |
| | Multi-Family | Utilities | Expressway | Local Street |



Web AppBuilder for ArcGIS

Utilities

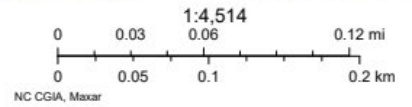


12/7/2023, 2:33:28 PM

Sullivan County Parcels Jan 2023

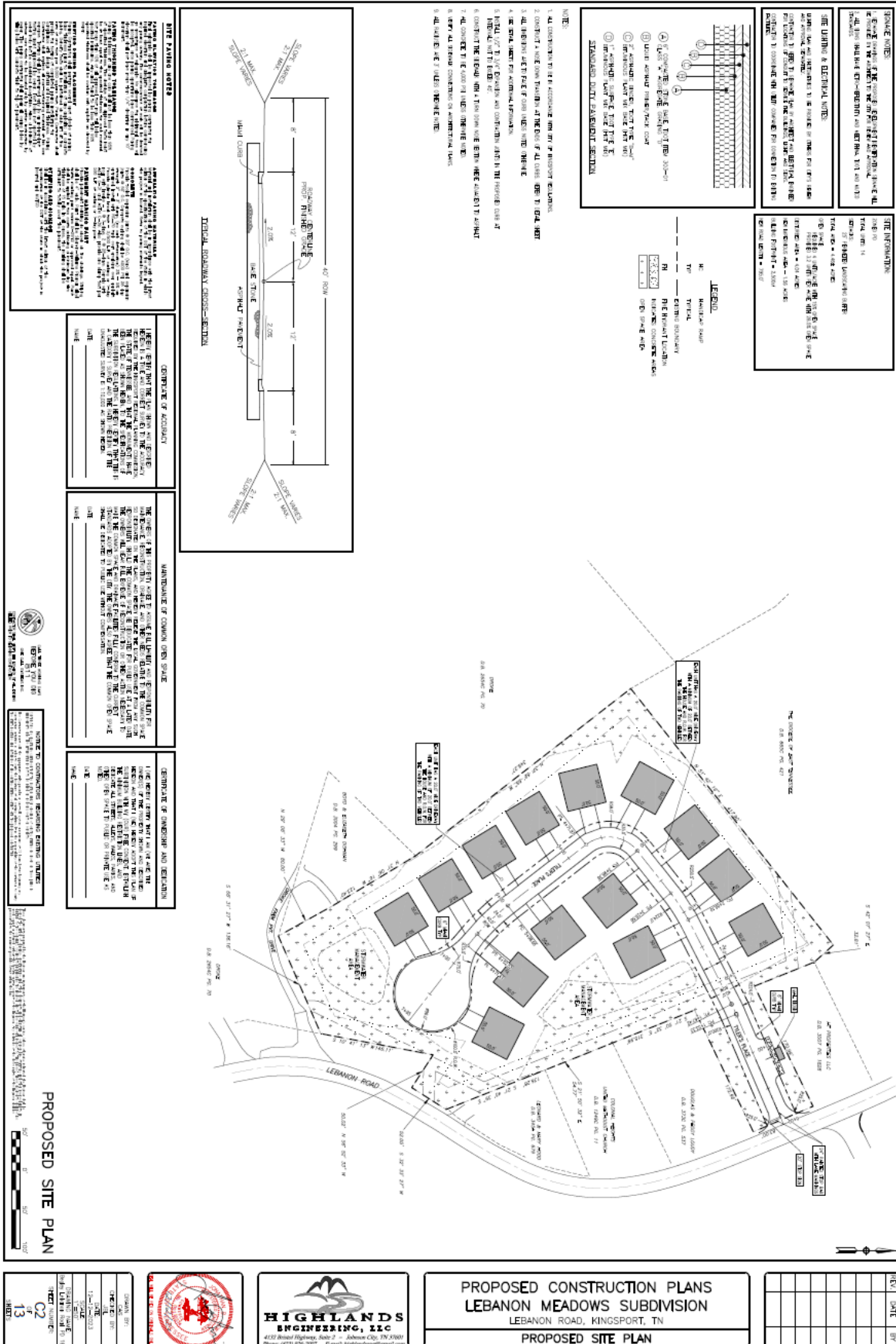
- Parcels
- Kpt 911 Address
- Sewer Mains

- | | | |
|--|---|---|
| Water Lines | Expressway | Local Street |
| Urban Growth Boundary | Major Arterial | Private Street |
| Streets | Minor Arterial | Ramp |
| Interstate | Collector Street | |



Web AppBuilder for ArcGIS

PD23-0357







Conclusion

Staff recommends granting final PD plat approval for the Lebanon Meadows Development contingent upon the construction plans.

Property Information		Polo Fields Phase 2 – Section A	
Address		Downing Place	
Tax Map, Group, Parcel		TM 91E, Group A, Parcel 005.00	
Civil District		13 th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential	
Acres		+/- 2.52	
Major or Minor / #lots		Major - 16	Concept Plan
Two-lot sub			Prelim/Final Final
Owner /Applicant Information		Surveyor Information	
Name: Jack McMurray Address: P.O. Box 5536 City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: 423-967-5510		Name: Miller Land Surveying Address: 116 Robindale Court City: Kingsport State: TN Zip Code: 37663 Email: jeff@millersurveys.com Phone Number: 423-552-5300	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • This is the final part of Polo Fields that is being converted into individual lots instead of common ownership. • Plat meets the minimum subdivision regulations <p>A request for final division of lots 1-16 for property zoned Planned Development inside the City Limits has been received. The property is located off of Downing Place.</p> <p>The submitted plat divides the 2.52+/- acres into sixteen lots. This is phase two section A of the Polo Fields. All lots are zoned PD. Polo Fields final development plan was recorded in 2009, Polo Fields Phase 1 lots 1-8 was recorded in 2012, Polo Fields Phase 3 was recorded in 2012, and Polo Fields Phase 2 units 30-47 was recorded in 2009. The last Polo Fields Final was approved at the June 2023 PC and recorded in June 2023. There is +/-10.296 acres of open space noted on Phase three. A sidewalk/pedestrian mobility path is also noted on the phase one recorded plat. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p>Staff recommends final plat approval of the Polo Fields Phase two based upon conformance to the Minimum Subdivision Regulations and the PD District standards.</p>			
Planner:	Garland	Date: 12/1/2023	
		Meeting Date:	Dec. 21st, 2023

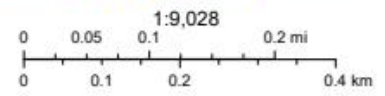
Site Map



5/31/2023, 8:48:58 AM

Sullivan County Parcels Jan 2023
 Parcels
 Urban Growth Boundary

- | | | |
|----------------|------------------|---------------|
| Streets | Minor Arterial | Ramp |
| Interstate | Collector Street | 2948821.tif |
| Expressway | Local Street | Red: Band_1 |
| Major Arterial | Private Street | Green: Band_2 |



Web AppBuilder for ArcGIS

Zoning

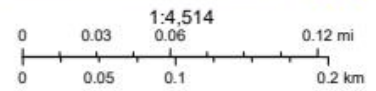


5/31/2023, 8:58:37 AM

Sullivan County Parcels Jan 2023

Parcels
Kpt 911 Address
City Zoning
<Null>

TA/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2	R-1A
B-2E	B-1	B-4	GC	MX	PBD*	PUD	R-1B



Web AppBuilder for ArcGIS

Future Land Use



5/31/2023, 8:59:57 AM

Sullivan County Parcels Jan 2023

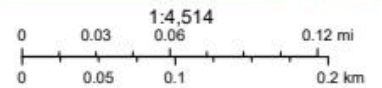
Parcels
Kpt 911 Address

Future Land Use
Agri/Vacant

Single Family
Multi-Family
Industrial
Retail/Commercial

Public
Utilities
Urban Growth Boundary

Streets
Interstate
Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street



Web AppBuilder for ArcGIS

Utilities



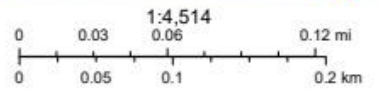
5/31/2023, 9:02:54 AM

Sullivan County Parcels Jan 2023

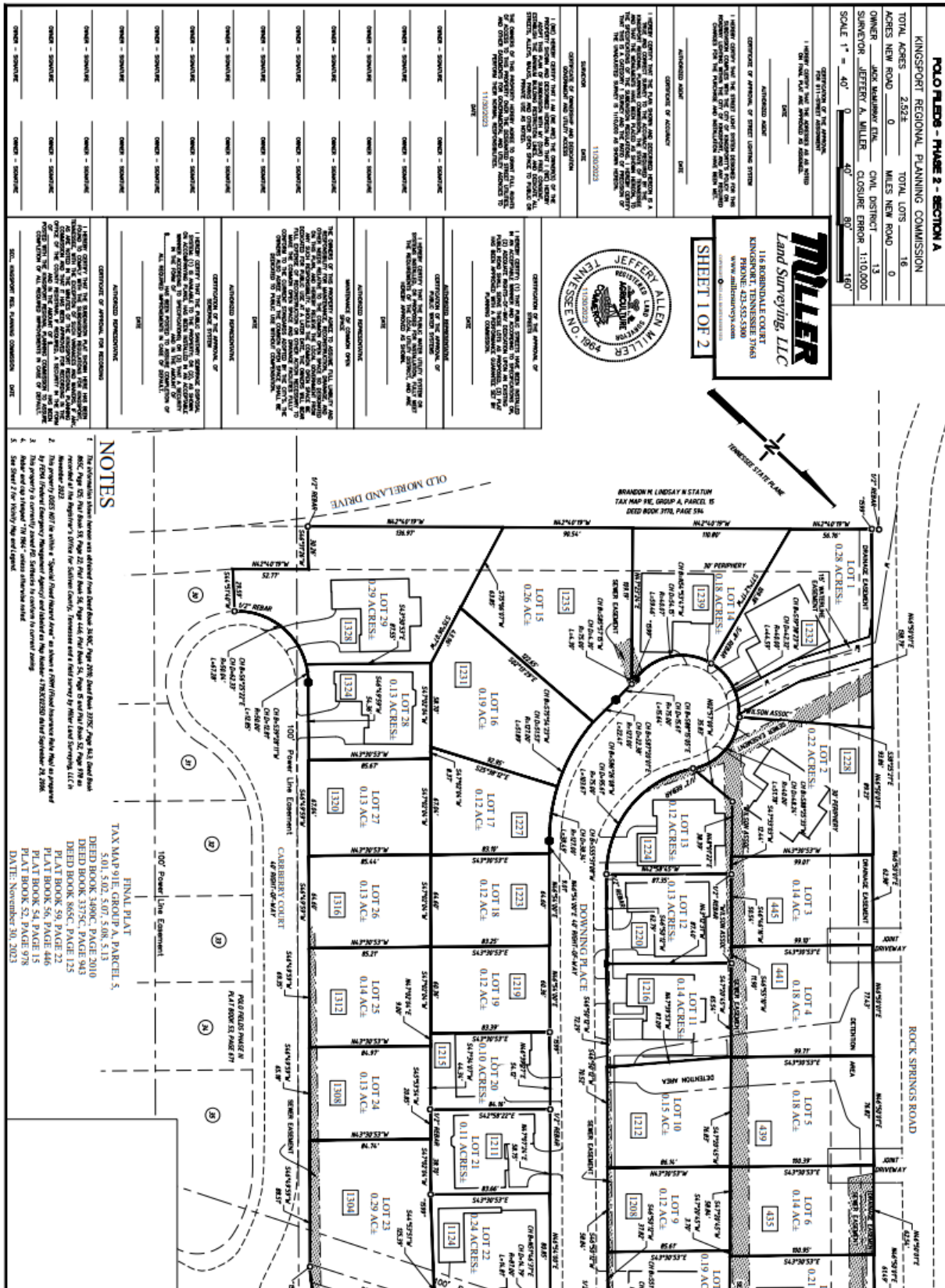
- Parcels
- Kpt 911 Address
- Water Lines

- Sewer Mains
- Urban Growth Boundary
- Streets
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp

- 2948821.tif
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



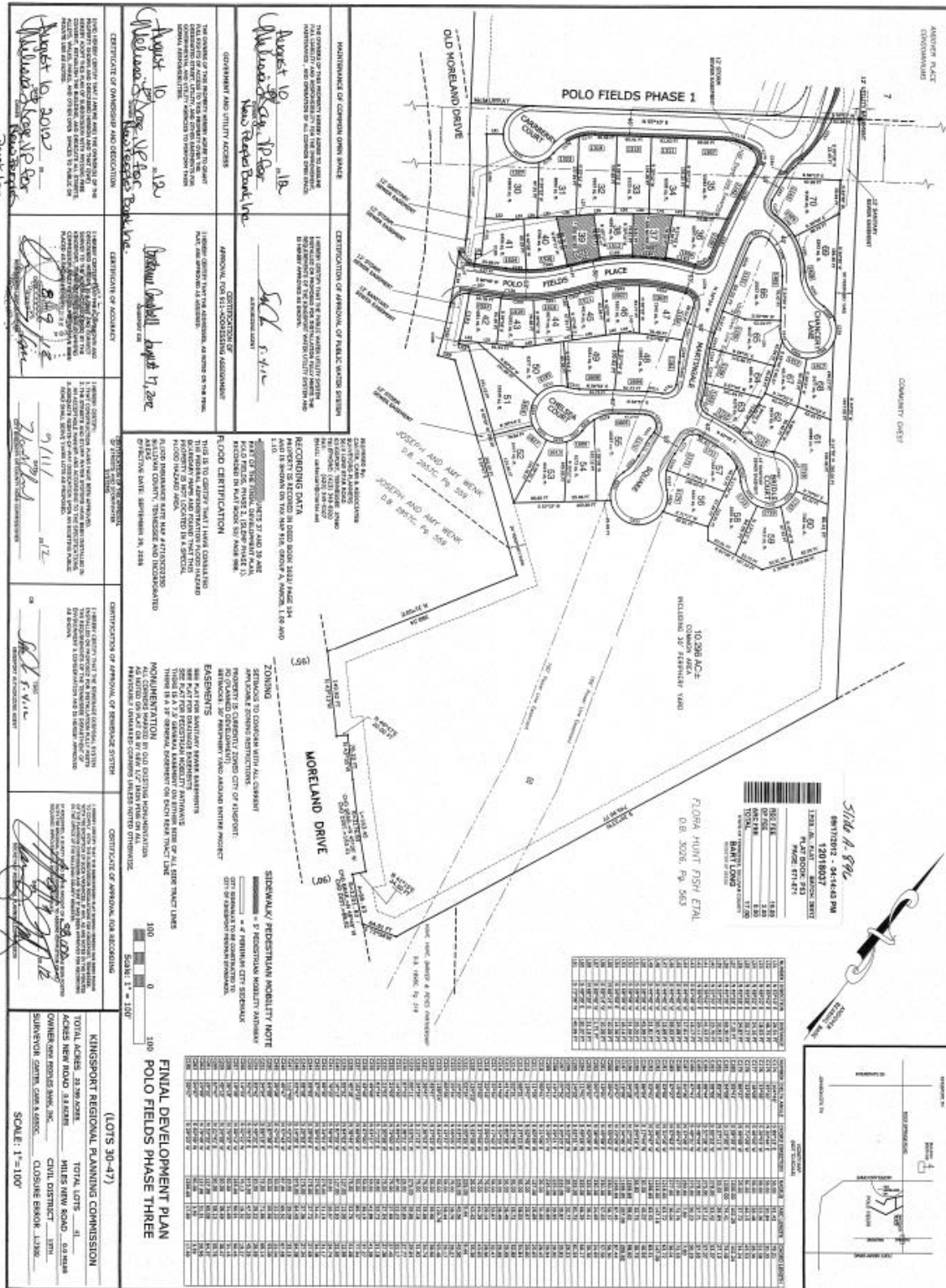
Web AppBuilder for ArcGIS



#1588/1588 Resubdivision.dwg

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on December, 21st 2023

Polo Fields Phase 3; 2012



Downing St. facing Rock Springs Road



Facing Cranberry Court





Conclusion

Staff recommends final plat approval of the Polo Fields Phase 2 Final based upon conformance to the Minimum Subdivision Regulations and the PD District Standards.



December 21st, 2023

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

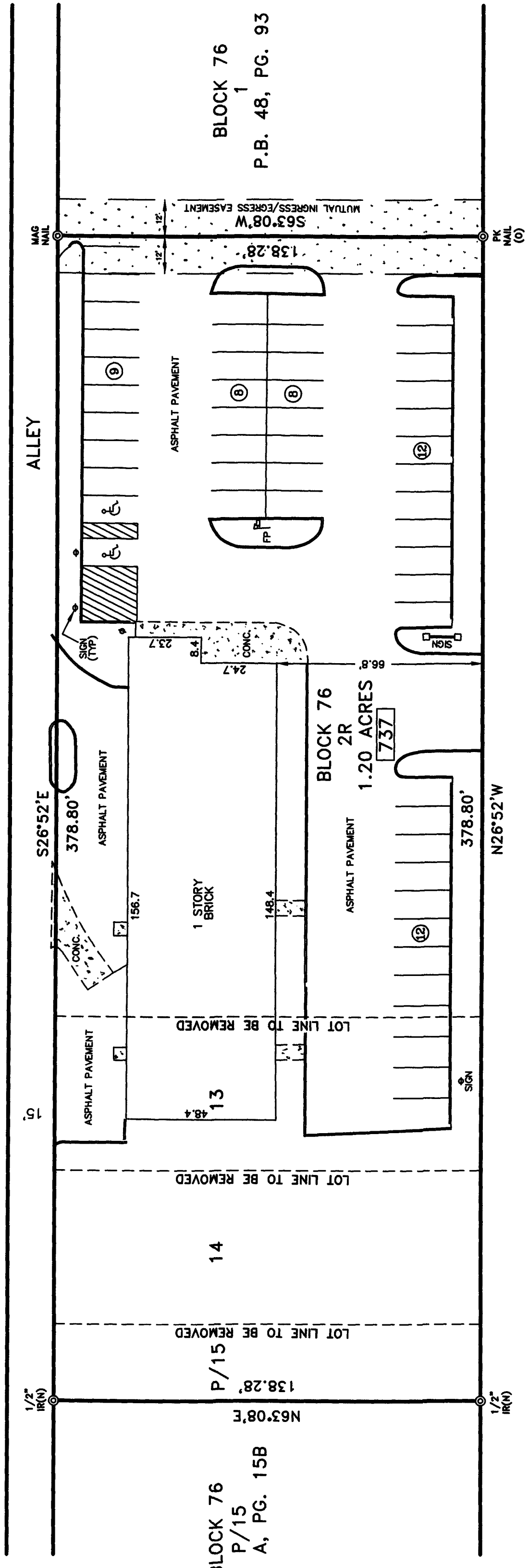
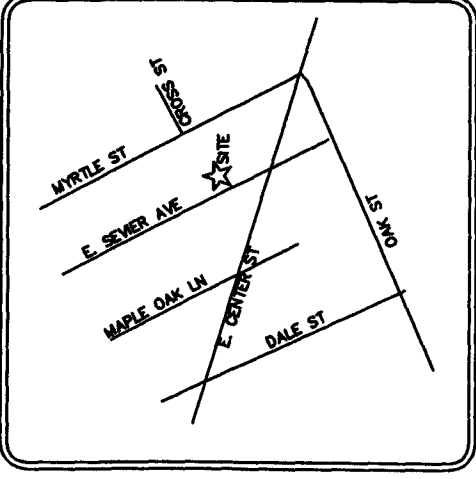
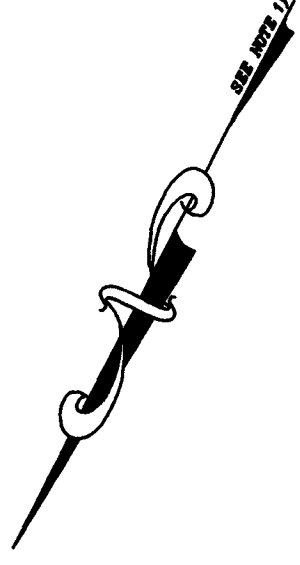
Chairman Duncan:

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. E. Sevier Avenue
2. Rose Gardens Circle
3. Vance Street
4. Brookside Drive
5. Thomas Street
6. Lynn Garden Drive
7. E. Main St. ROW Dedication
8. Anchor Pointe Drive
9. Neal Lane
10. Anchor Pointe Drive
11. Enterprise Place

Sincerely,

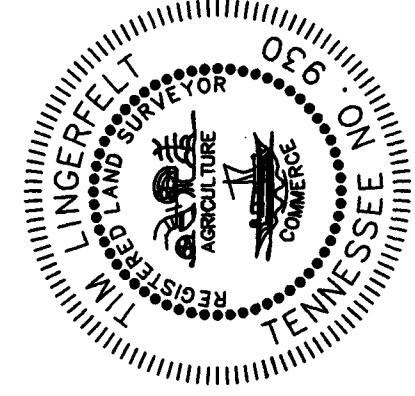
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission



EAST SEVIER AVENUE
(FORMERLY WALNUT STREET)

- LEGEND**
- IR(N) IRON ROD, NEW
 - D.B. DEED BOOK
 - PG PAGE
 - PB PLAT BOOK
 - AC ACRES
 - N.T.S. NOT TO SCALE
 - [123] 911 ADDRESS
 - CONC CONCRETE
 - FP FLAG POLE
 - TYP TYPICAL
 - P/ PART OF

- NOTES:**
- 1) NORTH BASED ON REFERENCED PLAT.
 - 2) PROPERTY IS ZONED B-3
 - 3) SETBACKS TO CONFORM TO CURRENT ZONING
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAP AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 5) JOB NO. 23-13158
 - 6) ACD FILE 23-13158 RURAL HEALTH KPT.DWG
 - 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 8) ACD FILE 23-13158 RURAL HEALTH KPT.DWG
 - 9) DEED REFERENCES: D.B. 1753, PG. 235 & D.B. 3063, PG. 474
 - 10) PLAT REFERENCE: P.B. 43, PG. 93
 - 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.



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 302-0886
E-MAIL: tingerfel@alleysurveyors.com

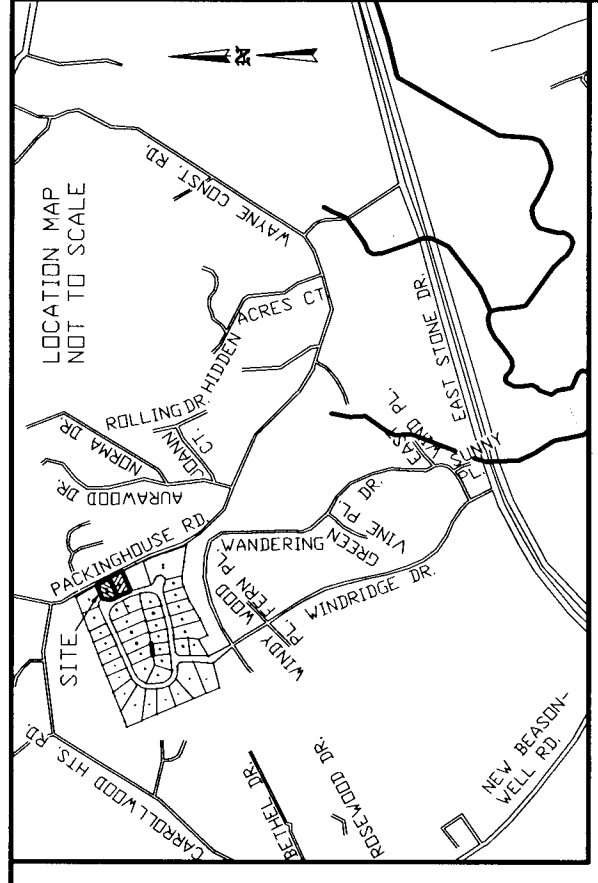
Slide A-1692
11/08/2023 - 08:00 AM
23018896

REG. FEE	16.00
D.P. FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
REGISTERED SURVEYOR
SHEENA R TINSLEY

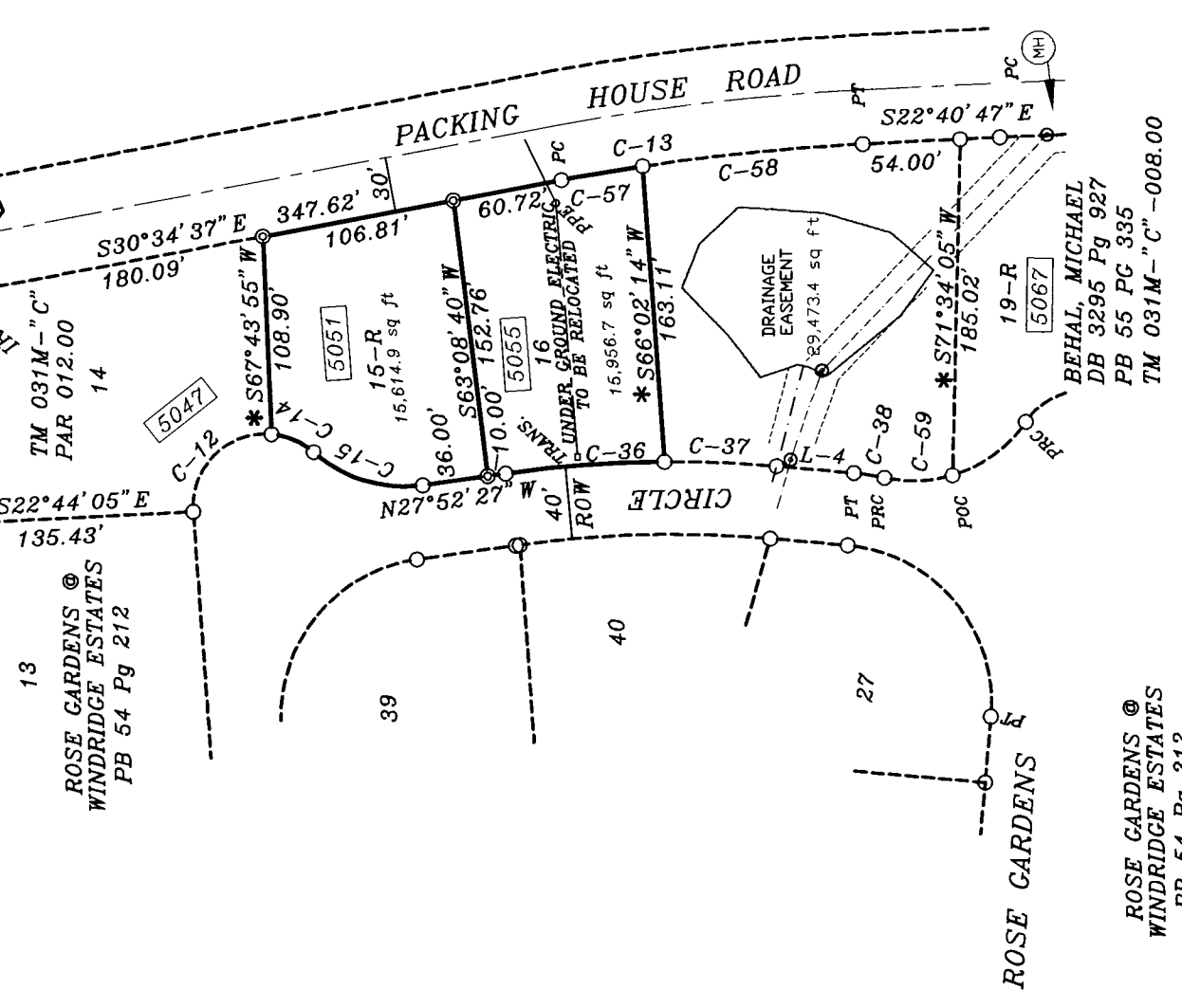
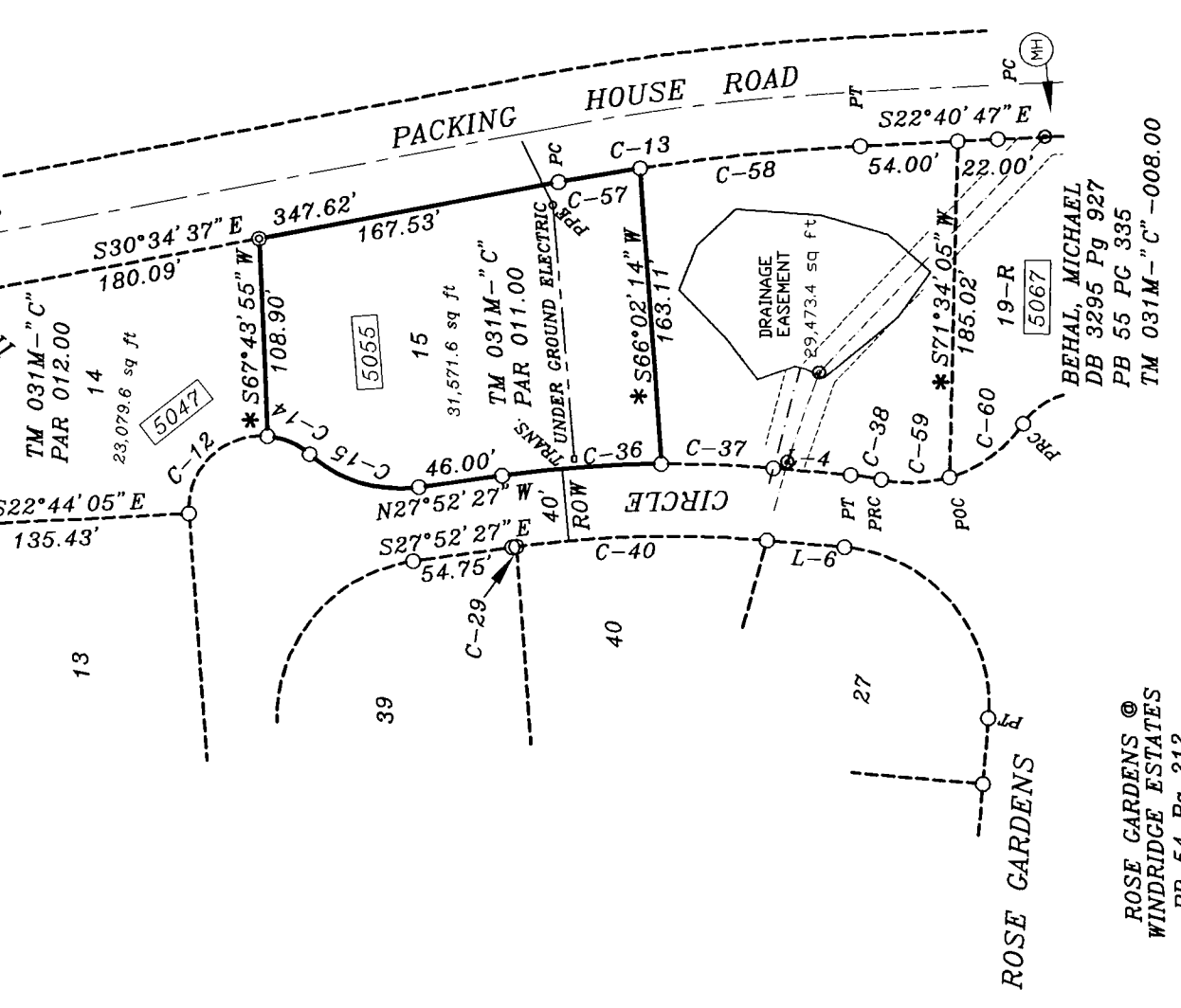
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) CONSENT TO THE RECORDING OF THIS PLAT AND THE RESTRICTIONS AND DEDICATION ESTABLISHED THEREIN AND TO THE DEDICATION AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>OWNER: _____ DATE: 11-03-2023</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE SANITATION ACT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 7 NOVEMBER 2023</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE REQUIREMENTS OF THE TENNESSEE SANITATION ACT AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: 20</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE SANITATION ACT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 7 NOVEMBER 2023</p>
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>OWNER: _____ DATE: 11-03-2023</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE SANITATION ACT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 7 NOVEMBER 2023</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE PLAN SHOWN AND DESCRIBED HEREON MEETS THE REQUIREMENTS OF THE TENNESSEE SANITATION ACT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 20</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS SHOWN ON THIS PLAT. THIS PLAT HAS BEEN FILED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, THIS PLAT MUST BE POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 11/7/2023</p>

RESUBDIVISION OF LOTS 2, 13, 14, & PART OF 15, BLOCK 76, CITY OF KINGSPORT
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 1.20 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER RURAL HEALTH
SURVEYOR ALLEY & ASSOCIATES, INC. CIVIL DISTRICT 11TH
SCALE 1"=30' 30 15 0 30 60
CLOSURE ERROR 1:10,000



WADE, GEORGE D.
DB 3295 Pg 927
TM 031K-C-019.00
ZONED: R-1

WADE, GEORGE D.
DB 3295 Pg 927
TM 031K-C-019.00
ZONED: R-1



- Curve No. 12 (C-12) Delta- 98°58'18" LT. R - 49.00' L - 60.82' Ch - N64°34'36" W
- Curve No. 14 (C-14) Delta- 96°43'44" LT. R - 40.00' L - 25.64' Ch - N03°16'28" E
- Curve No. 15 (C-15) Delta- 49°30'45" RT. R - 75.00' L - 64.81' Ch - N03°07'05" W
- Curve No. 36 (C-36) Delta- 7°37'18" LT. R - 659.25' L - 87.70' Ch - N24°03'48" W
- Curve No. 37 (C-37) Delta- 5°21'41" LT. R - 659.25' L - 87.70' Ch - N17°34'18" W
- Curve No. 57 (C-57) Delta- 2°08'10" RT. R - 1212.83' L - 45.22' Ch - S29°30'32" E
- Curve No. 58 (C-58) Delta- 5°45'40" RT. R - 1212.83' L - 45.22' Ch - S25°33'37" E

L-4 N14°53'27" W 43.00'

NOTES:

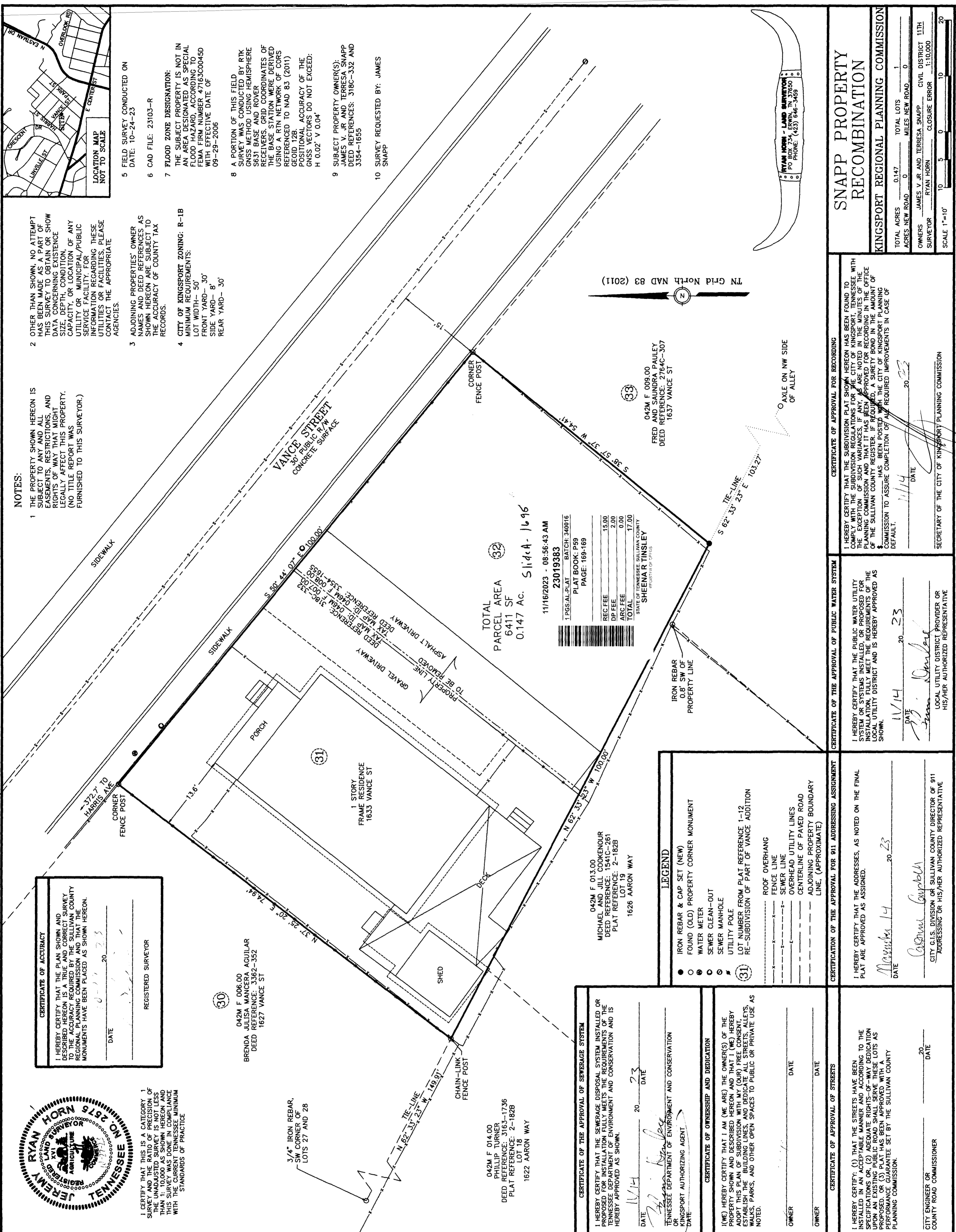
- 1) BEARINGS ARE BASED ON THE KINGSFORT GEODETIC REFERENCE NETWORK MONUMENTS 023 AND 223.
- 2) HORIZONTAL DATUM (N.A.D.83) AND VERTICAL DATUM (N.A.V.D. 83) SHALL BE USED FOR ALL CALCULATIONS. ALL DISTANCES SHALL BE IN FEET AND DECIMALS THEREOF. THE NATIONAL SPATIAL REFERENCE SYSTEM.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA.
- 4) REFERENCE DEED: DB 2621C Pg 447 PB 54 PG 212
- 5) TAX MAP 031M-C PARCEL 011.00
- 6) PROPERTY ZONED: R-1B
- 7) BUILDING SETBACKS LIMITS: FRONT YARD = 30' SIDE YARD = 30' REAR YARD = 30'

AFTER

BEFORE

- IR(O) EXISTING 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
- IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
- * LINE NOT RADIAL
- - - WATER LINE
- - - FIBER HYDRANT
- - - STORM SEWER LINE
- CATCH BASIN
- MH MAN HOLE

<p>1 PGS./PLAT BATCH: 33887 23019212 PLAT BOOK: P89 PAGE: 165-166</p>	<p>REC FEE 15.00 DP FEE 2.00 ARC FEE 0.00 TOTAL 17.00</p> <p>STATE OF TENNESSEE SULLIVAN COUNTY SHEENA R TINSLEY REGISTERED SURVEYOR</p>	<p>11/14/2023 - 08:39:44 AM Slide A-1694</p>	<p>1 PGS./PLAT BATCH: 33887 23019212 PLAT BOOK: P89 PAGE: 165-166</p>	<p>REC FEE 15.00 DP FEE 2.00 ARC FEE 0.00 TOTAL 17.00</p> <p>STATE OF TENNESSEE SULLIVAN COUNTY SHEENA R TINSLEY REGISTERED SURVEYOR</p>	<p>11/14/2023 - 08:39:44 AM Slide A-1694</p>	<p>REC FEE 15.00 DP FEE 2.00 ARC FEE 0.00 TOTAL 17.00</p> <p>STATE OF TENNESSEE SULLIVAN COUNTY SHEENA R TINSLEY REGISTERED SURVEYOR</p>		
<p>CERTIFICATION OF THE APPROVAL FOR 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 TENNESSEE SANITATION ACT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 11/14/2023 AUTHORIZING REPRESENTATIVE: [Signature]</p>			<p>CERTIFICATION OF THE APPROVAL FOR SEWERAGE SYSTEMS</p> <p>I, HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE SEWERAGE ACT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 11/14/2023 AUTHORIZING REPRESENTATIVE: [Signature]</p>			<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I, HEREBY CERTIFY THAT THE STREETS, HAVE BEEN INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE HIGHWAY CODE AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 11/14/2023 CITY ENGINEER OR COUNTY ROAD COMMISSIONER: [Signature]</p>		
<p>CERTIFICATION OF ACCURACY</p> <p>I, HEREBY CERTIFY THAT THE PLAN SHOWN AND THE DATA THEREON, HAVE BEEN PREPARED TO THE ACCURACY REQUIRED BY THE KINGSFORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.</p> <p>DATE: 11/14/2023 SURVEYOR: [Signature]</p>			<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I, (OWN) HEREBY CERTIFY THAT I AM (AN) AREA (THE OWNERS) OF THE LAND SHOWN HEREON AND I HEREBY ADAPT 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>DATE: 11/14/2023 OWNER: [Signature]</p>			<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSFORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 11/14/2023 SECRETARY: KINGSFORT REGIONAL PLANNING COMMISSION</p>		
<p>RE-PLAT LOT 15 PLUS LOT 16 ROSE GARDEN ● WINDRIDGE ESTATES</p>			<p>KINGSFORT REGIONAL PLANNING COMMISSION TOTAL ACRES 0.725 ACRES± TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0</p>			<p>OWNER DAVID L. ROSE CIVIL DISTRICT 13th SURVEYOR MIZE & ASSOCIATES CLOSURE ERROR 1:10,000 SCALE 1" = 100'</p>		



1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND ENCUMBRANCES, WHICH MAY LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW THE EXISTENCE OF ANY EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES, WHICH MAY LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.

4 CITY OF KINGSFORD ZONING: R-1B
MINIMUM REQUIREMENTS:
FRONT YARD- 30'
SIDE YARD- 8'
REAR YARD- 30'

5 FIELD SURVEY CONDUCTED ON DATE: 10-24-23
6 CAD FILE: 23103-R

7 FLOOD ZONE DESIGNATION:
THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ZONING OR FLOOD FRINGE ZONING WITH EFFECTIVE DATE OF 09-29-2006

8 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTK NETWORK OF CORS REFERENCED TO NAD 83 (2011) POSITIONAL ACCURACY OF THE GNSS VECTORS DO NOT EXCEED: H 0.02' V 0.04'

9 SUBJECT PROPERTY OWNER(S): JAMES V. JR AND TERRESA SNAPP
DEED REFERENCES: 318C-332 AND 3354-1655

10 SURVEY REQUESTED BY: JAMES SNAPP

1 HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON COMPLY WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON COMPLY WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

042M F 006.00
BRENDA JULISA MANCERA AGUILAR
DEED REFERENCE: 3362-352
1627 VANCE ST

042M F 014.00
PHILLIP TURNER
DEED REFERENCE: 3163-1736
LOT 18
1822 AARON WAY

042M F 013.00
MICHAEL AND JILL COOKENOUR
DEED REFERENCE: 1541C-261
PLAT REFERENCE: 2-182B
LOT 19
1626 AARON WAY

042M F 009.00
FRED AND SALUNOR GAULLEY
DEED REFERENCE: 2764C-307
1637 VANCE ST

042M F 006.00
SHEENAR TINSLEY
DEED REFERENCE: 2764C-307
1637 VANCE ST

1 HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/23
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/16/2023 - 08:56:43 AM
23019383
PLAT BOOK: P59
PAGE: 169-169

1 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE CITY OF KINGSFORD PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE CITY OF KINGSFORD PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE CITY OF KINGSFORD PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE CITY OF KINGSFORD PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE CITY OF KINGSFORD PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1 HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED ON THIS PROPERTY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/23
KINGSFORD AUTHORIZING AGENT

DATE: 11/14/23
KINGSFORD AUTHORIZING AGENT

DATE: 11/14/23
KINGSFORD AUTHORIZING AGENT

DATE: 11/14/23
KINGSFORD AUTHORIZING AGENT

DATE: 11/14/23
KINGSFORD AUTHORIZING AGENT

DATE: 11/14/23
KINGSFORD AUTHORIZING AGENT

DATE: 11/14/23
KINGSFORD AUTHORIZING AGENT

DATE: 11/14/23
KINGSFORD AUTHORIZING AGENT

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

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

1 HEREBY CERTIFY THAT THE STREETS HAVE BEEN SPECIFIED AND LOCATED 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.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

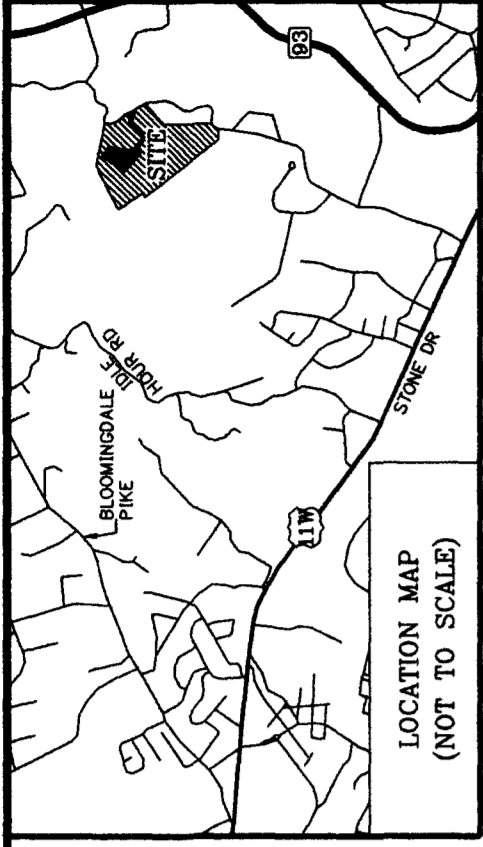
DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

DATE: 11/14/23
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE



Slide A. 1695
11/16/2023 - 08:59:43 AM
23019384
LEGAL PLAT BATCH: 340017
PLAT BOOK: P59
PAGE: 170-170

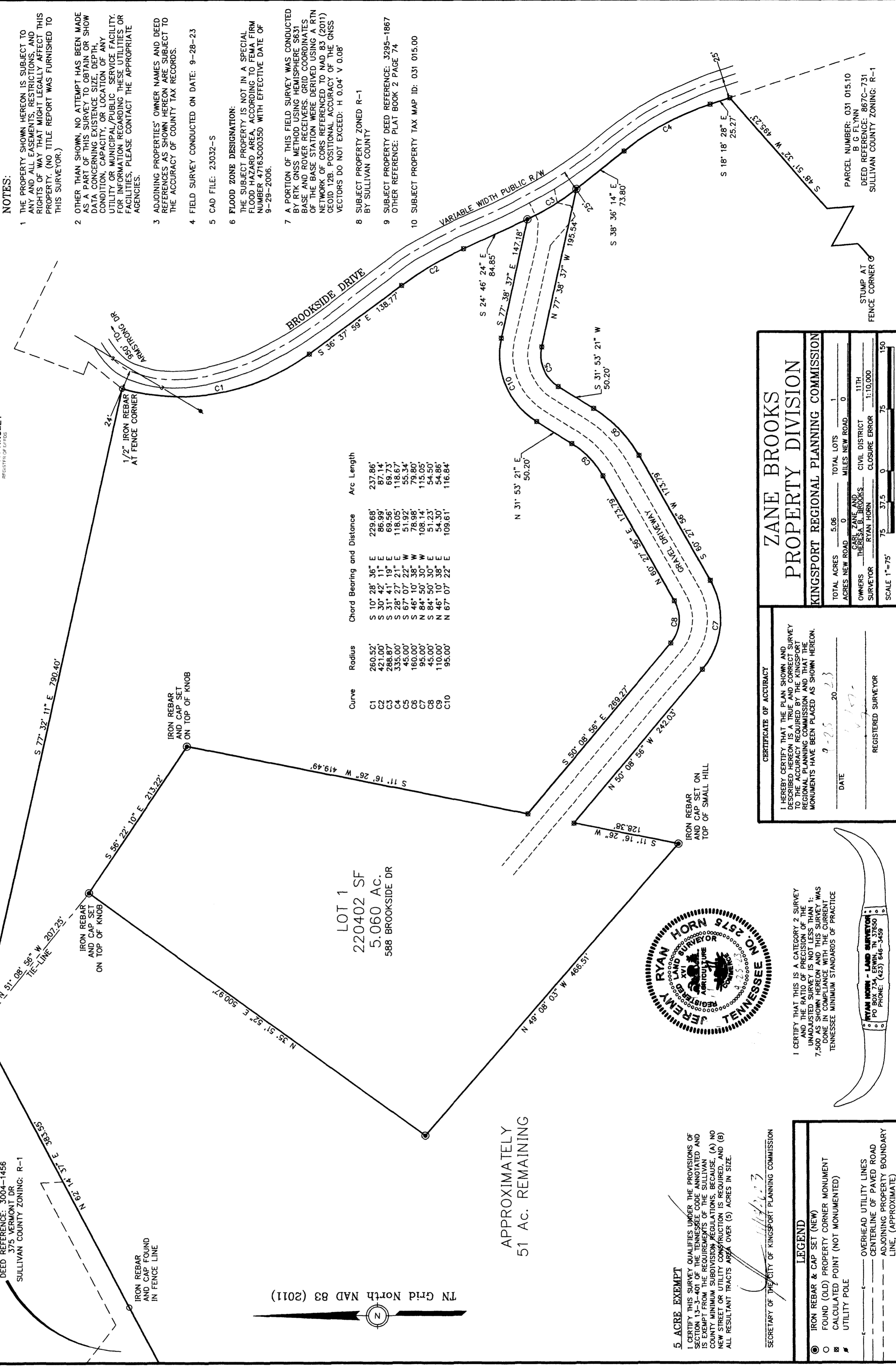
REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

STATE OF TENNESSEE SULLIVAN COUNTY
REGISTERED SURVEYOR
SHEENA R TINSLEY

PARCEL NUMBER: 031 014.20
THOMAS COLLINS
DEED REFERENCE: 1090C-510
482 BROOKSIDE DR
SULLIVAN COUNTY ZONING: R-1

PARCEL NUMBER: 031 009.00
MICHAEL E. BROWN
DEED REFERENCE: 2877C-144
346 VERMONT DR
SULLIVAN COUNTY ZONING: R-1

PARCEL NUMBER: 031 008.00
DORIS HELTON
DEED REFERENCE: 3004-1456
375 VERMONT DR
SULLIVAN COUNTY ZONING: R-1



LOT 1
220402 SF
5.060 AC.
588 BROOKSIDE DR

APPROXIMATELY
51 AC. REMAINING

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	260.52'	S 10° 28' 36" E 229.68'	237.86'
C2	421.00'	S 30° 42' 11" E 86.99'	87.14'
C3	288.87'	S 31° 41' 19" E 69.56'	69.73'
C4	335.00'	S 28° 27' 21" E 118.05'	118.67'
C5	45.00'	S 67° 07' 22" W 51.92'	55.34'
C6	160.00'	S 46° 10' 35" W 178.96'	175.86'
C7	150.00'	S 84° 50' 30" E 51.23'	54.50'
C8	110.00'	N 46° 10' 38" E 54.30'	54.86'
C9	110.00'	N 67° 07' 22" E 109.61'	116.84'
C10	95.00'	N 67° 07' 22" E 109.61'	116.84'

NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES, AS SHOWN HEREON, ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 FIELD SURVEY CONDUCTED ON DATE: 9-28-23
- 5 CAD FILE: 23032-S
- 6 FLOOD ZONE DESIGNATION:
THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FIRM NUMBER 47163C00035D WITH EFFECTIVE DATE OF 9-29-2006.
- 7 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RIN NETWORK OF COVS REFERENCED TO NAD 83 (2011) GEOID 12B. POSITIONAL ACCURACY OF THE GNSS VECTORS DO NOT EXCEED: H 0.04 V 0.08
- 8 SUBJECT PROPERTY ZONED R-1
BY SULLIVAN COUNTY
- 9 SUBJECT PROPERTY DEED REFERENCE: 3295-1867
OTHER REFERENCE: PLAT BOOK 2 PAGE 74
- 10 SUBJECT PROPERTY TAX MAP ID: 031 015.00

**ZANE BROOKS
PROPERTY DIVISION**
KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES 5.06 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNERS: THOMAS COLLINS CIVIL DISTRICT 11TH
SURVEYOR: RYAN HORN CLOSURE ERROR 1:10,000
SCALE 1"=75' 75 37.5 0 75 150

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 9-25-2023
REGISTERED SURVEYOR

JERRY RYAN HORN - LAND SURVEYOR
REGISTERED LAND SURVEYOR
AGRICULTURE
NO. 2575
TENNESSEE

I CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:7,500 AS SHOWN HEREON AND THIS SURVEY WAS TENNESSEE MINIMUM STANDARDS OF PRACTICE

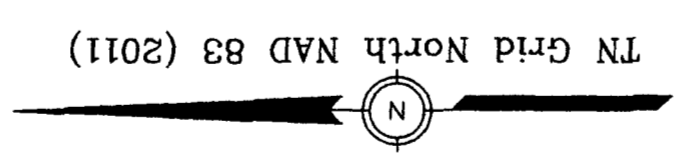
RYAN HORN - LAND SURVEYOR
PO BOX 734, ERWIN, TN 37650
PHONE: (423) 846-3459

LEGEND

- IRON REBAR & CAP SET (NEW)
- FOUND (OLD) PROPERTY CORNER MONUMENT
- CALCULATED POINT (NOT MONUMENTED)
- ▲ UTILITY POLE
- OVERHEAD UTILITY LINES
- CENTERLINE OF PAVED ROAD
- ADJOINING PROPERTY BOUNDARY LINE, (APPROXIMATE)

SECRETARY OF THE FACILITY OF KINGSFORD PLANNING COMMISSION

5. ACRE EXEMPT
I CERTIFY THIS SURVEY QUALIFIES UNDER THE PROVISIONS OF TENNESSEE LAW 1-1-2017 AND IS EXEMPT FROM THE REQUIREMENTS OF THE SULLIVAN COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE (A) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE OVER (5) ACRES IN SIZE.

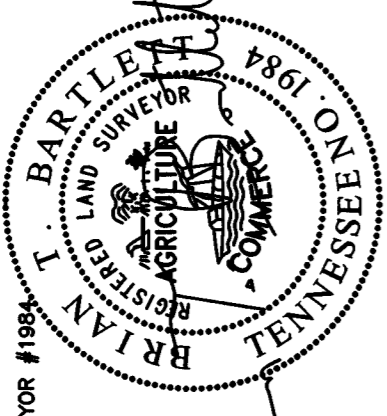


CERTIFICATE OF ACCURACY:
STATE OF TENNESSEE
SULLIVAN COUNTY

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

WITNESS MY HAND AND SEAL THIS 28TH DAY OF AUGUST, 2023.

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1984



CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

RESIDENTIAL
NOTED USE: Residential
OWNER(S): Brian T. Bartlett (DATE) 23 SEPT 2023
OWNER(S): _____ (DATE) _____

NOTES:

- SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- THIS CHAIN OF TITLE IS BASED ON THE KINGSPORT REGIONAL PLANNING COMMISSION MAP 0330J GROUP F, PARCEL 029.00.
- ALL MONUMENTS ARE TO BE PLACED IN ACCORDANCE WITH DEED BOOK 3539, PAGE 1368 AND DEED BOOK 1169C, PAGE 661.
- THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 471630035D FOR SULLIVAN COUNTY, EFFECTIVE DATE SEPTEMBER 29, 2006.

STORM WATER/UTILITY EASEMENT STATEMENT:

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 CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION.

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 REGIONAL PLANNING COMMISSION AND THAT THE SUBDIVISION PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER.

SECRETARY REGIONAL PLANNING COMMISSION
KINGSPORT
Brian T. Bartlett (DATE) 23 SEPT 2023

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE KINGSPORT ZONING ORDINANCE.

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

4522 Asheville Hwy
Greenville, TN 37743
Phone (828) 243-7280
www.appalachiansurveying.com
bbartlett@appalachiansurveying.com
NCBELS License No.: C-2898

CERTIFICATE OF APPROVAL OF STREETS:

I HEREBY CERTIFY THAT THE RIGHT OF WAY PROVIDING FRONTAGE FOR THE PROPERTY IS AN OPEN COUNTY ROAD, COUNTY ROAD OR (2) THE PUBLIC STREET/COUNTY ROAD HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (3) THAT A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Brian T. Bartlett S.C. (17)
SULLIVAN COUNTY HIGHWAY COMMISSIONER OR CITY ENGINEER
DATE 9-28-23

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

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

Sheena R. Tinsley
CITY OR COUNTY HEALTH REPRESENTATIVE
DATE 11-20-23

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM:

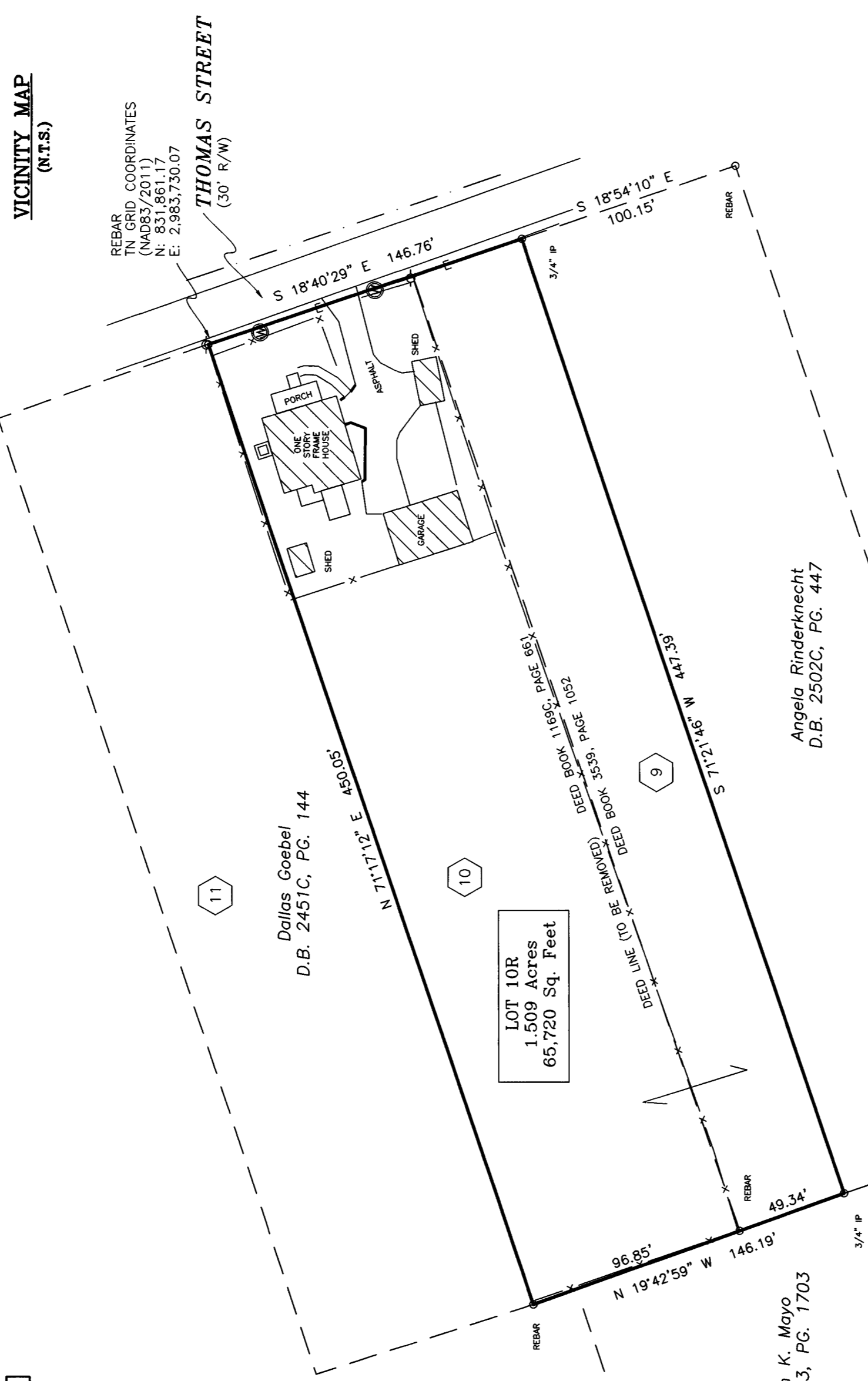
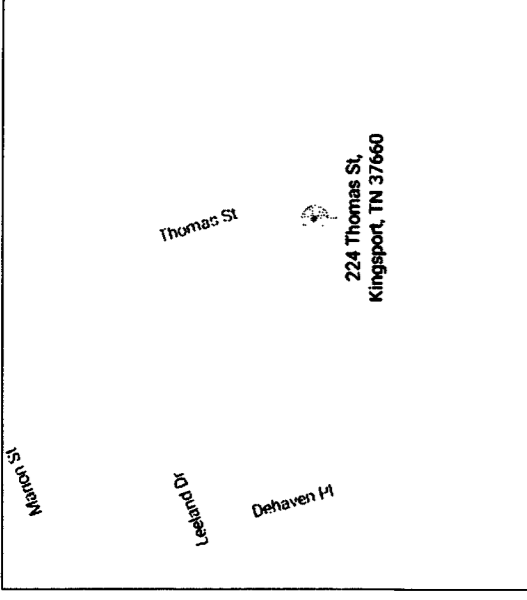
I, (we) hereby certify that lot 10R as shown contains a separate working septic system, and that all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) further certify that the Certificate of Completion of Subsurface Sewage Disposal System from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

Brian T. Bartlett
Owner
DATE 17 NOV 2023

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT:

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT IS (ARE) APPROVED AS ASSIGNED.

9/24/23
DATE
Sheena R. Tinsley
SULLIVAN COUNTY 911 ADDRESSING DEPT.



KINGSPORT REGIONAL PLANNING COMMISSION
RE-PLAT OF
THOMAS SUBDIVISION
LOT 10 & P/O LOT 9

PLAT BOOK 1, PAGE 130
MAP 0330J GROUP F, PARCEL 029.00

PROPERTY ADDRESS
224 THOMAS STREET
KINGSPORT, TN 37660

11TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
DATE: AUGUST 28, 2023
DRAWING NO.: 23-1484
SCALE: 1\"/>



REGISTER OF DEEDS:

Slide A-1696
11/21/2023 - 08:00 AM

1 PGS-PLAT	BATCH: 340162
PLAT BOOK: P59	PAGE: 172-172
REC 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

- LEGEND**
- CONCRETE MONUMENT SET
 - UNMARKED POINT
 - PK NAIL SET
 - IRON PIN SET
 - ✕ RR SPIKE FOUND
 - IRON PIN FOUND
 - CONCRETE MONUMENT FOUND
 - CABLE TV BOX
 - TRANSFORMER
 - FIRE HYDRANT
 - ⊗ TELEPHONE PEDESTAL
 - MANHOLE
 - SEWER CLEANOUT
 - ☀ LIGHT POLE
 - POWER POLE
 - ⊕ WATER METER
 - ⊖ WATER VALVE
 - WELL
 - DROP INLET/CURB INLET
 - T-T OVERHEAD TELEPHONE
 - E-E OVERHEAD ELECTRIC
 - X- FENCE

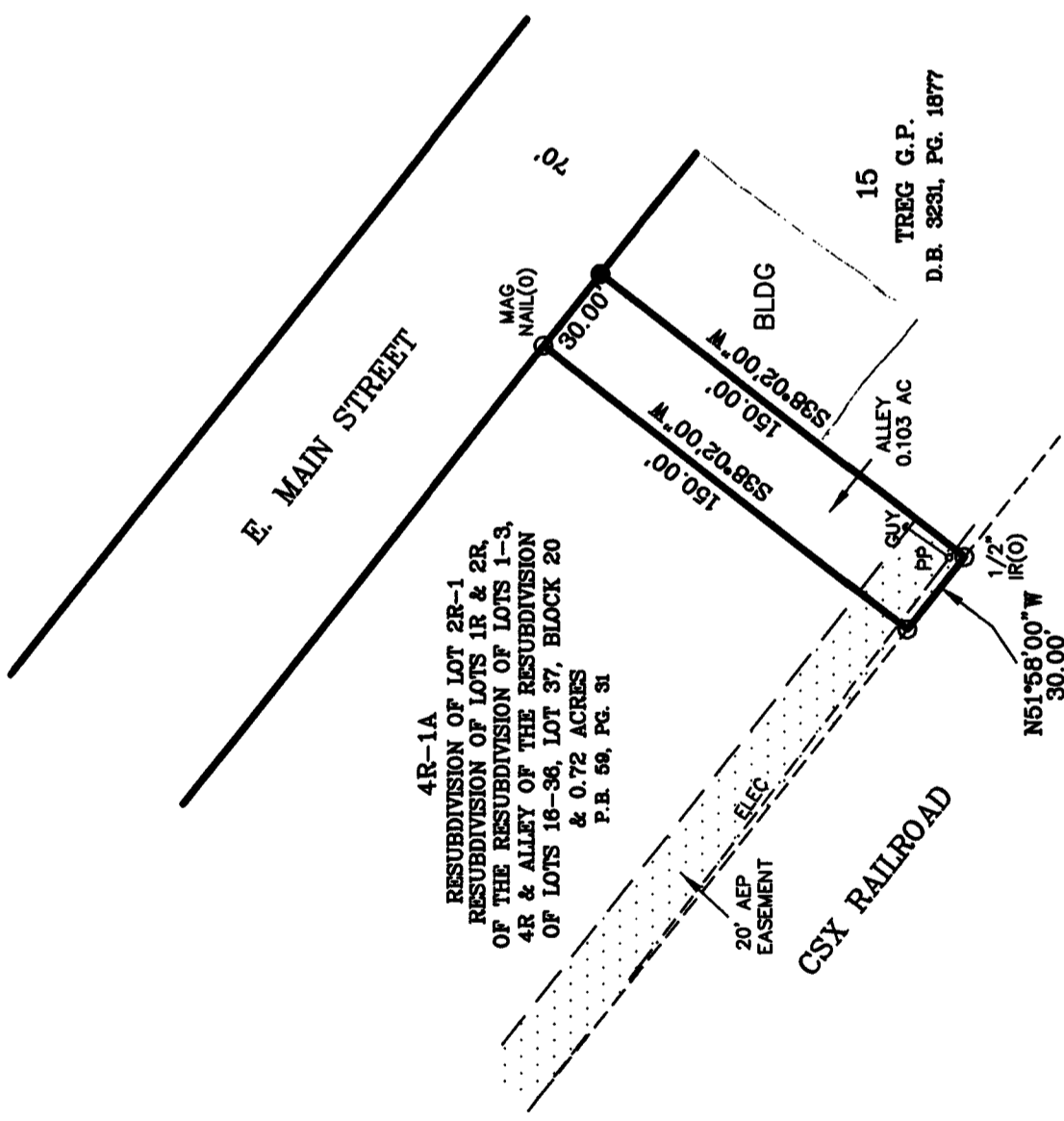
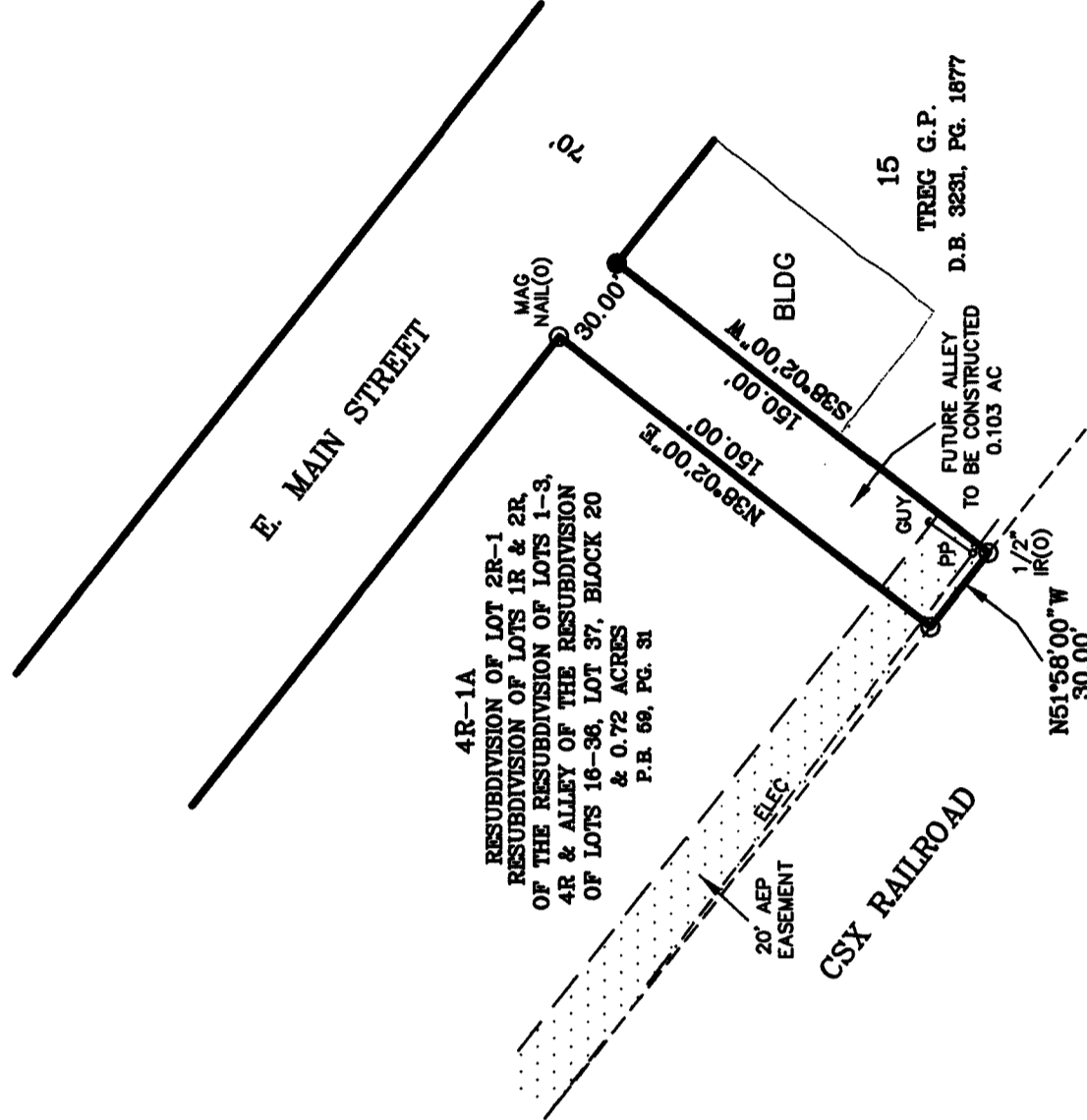
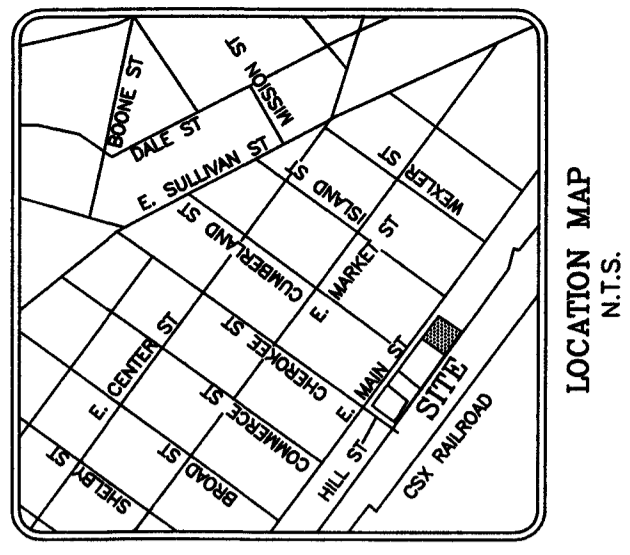
SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:25,000.

GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

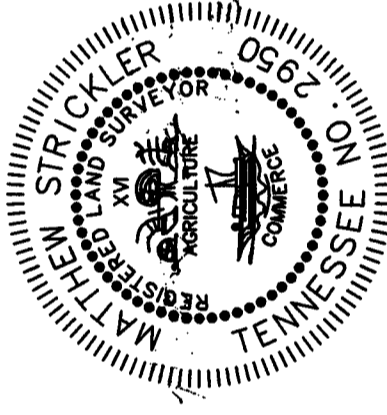
- Type of Survey: Real Time Kinematic
- Positional Accuracy: 0.05 feet
- Date of survey: AUGUST 28, 2023
- Datum/EPOCH: NAD83/2011 Epoch 2010.00
- Published/Field Control used: IDOT CORS Network
- Geoid model: Geoid12B
- Combined Grid factor: 0.99989865



- LEGEND**
- IR(O) IRON ROD, OLD
 - PB PLAT BOOK
 - PG PAGE
 - DB DEED BOOK
 - BLDG BUILDING
 - PP POWER POLE
 - ELEC ELECTRIC
 - N.T.S. NOT TO SCALE
 - AEP APPALACHIAN ELECTRIC
 - UNMARKED POINT

NOTES:
1) PLAT REFERENCE: P.B. 59, PG 31

- NOTES:
- 1) NORTH BASED ON N51°58'00"W AS SHOWN IN P.B. 57, PG 558
 - 2) PROPERTY IS ZONED: B-2
 - 3) SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP #716300045D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, JOB NO. 20-12089
 - 5) ACAD FILE 20-12089 RESUB OF LOT 4 KEDB.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 046P "F", PARCEL 3.12
 - 8) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 9) PRIOR PLAT REFERENCES: P.B. 59, PAGE 31
 - 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 IS BETTER THAN 1:10,000.
 - 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 13) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.



ALLEY & ASSOCIATES, INC.
 o SURVEYORS o
 422 E. MARKET STREET, KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 382-8886
 E-MAIL: mstrickler@alleyassociates.com

Slide A-1698
 11/29/2023 - 08:41:14 AM
 23019922
 1 PGS-AL-PLAT BATCH: 340449
 PLAT BOOK: P89
 PAGE: 182-182

REG FEE	15.00
DP FEE	2.00
STAMP FEE	0.00
ARC FEE	0.00
TOTAL	17.00

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

**RIGHT-OF WAY DEDICATION
 BLOCK 20**

CITY OF KINGSPORT	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	0.103
ACRES NEW ROAD	0
TOTAL LOTS	0
MILES NEW ROAD	0
OWNER	INDUSTRIAL DEVELOPMENT BOARD
SURVEYOR	ALLEY & ASSOCIATES, INC.
CIVIL DISTRICT	11TH
CLOSURE ERROR	1:10,000
SCALE	1" = 60'

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON 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. A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____ 20

SECRETARY: KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

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

DATE: 11-21-20 23

KINGSPORT AUTHORIZING AGENT

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

DATE: 11-21-20 23

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF ACCURACY
 HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY THEREON COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AS SHOWN HEREON.

DATE: _____ 20

REGISTERED SURVEYOR

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

DATE: _____ 20

CITY ENGINEER

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE LAND SHOWN HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____ 20

OWNER

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: _____ 20

CITY OF KINGSPORT
 DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date 11/17 2023
 Owner Nettie Haynes

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.

Date 11/16 2023
 Surveyor [Signature]

CERTIFICATE OF THE APPROVAL OF THE 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 11/17 2023
 Authorizing Agent [Signature]

CERTIFICATE OF THE 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 specifications; (3) adequate right-of-way dedication upon an existing public road shall serve these lots as proposed.

Date _____ 20____
 City Engineer or County Road Commissioner _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the _____ Register. If required, a surety bond in the amount of \$ _____ has been posted with the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.

Date 11/17 2023
 Secretary: [Signature]
 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.

Date 11/17 2023
 City GIS/Division or Sullivan County Director of 911 Addressing or his/her authorized representative [Signature]

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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.

Date _____ 20____
 Traffic Engineering Manager _____

Register of Deeds

Slide A-1696
 11/21/2023 - 08:21:05 AM

23019571
 PLAT BOOK: P59
 PAGE: 173-173

REC FEE 15.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00

SHEENA R TINSLEY
 REGISTER OF DEEDS



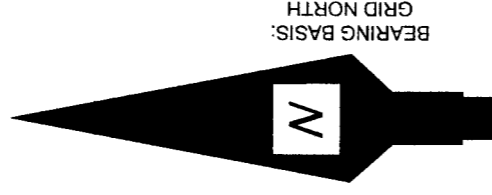
Know what's below.
 Call before you dig.



SCALE IN FEET
 SCALE: 1" = 40'



VICINITY MAP
 NOT TO SCALE

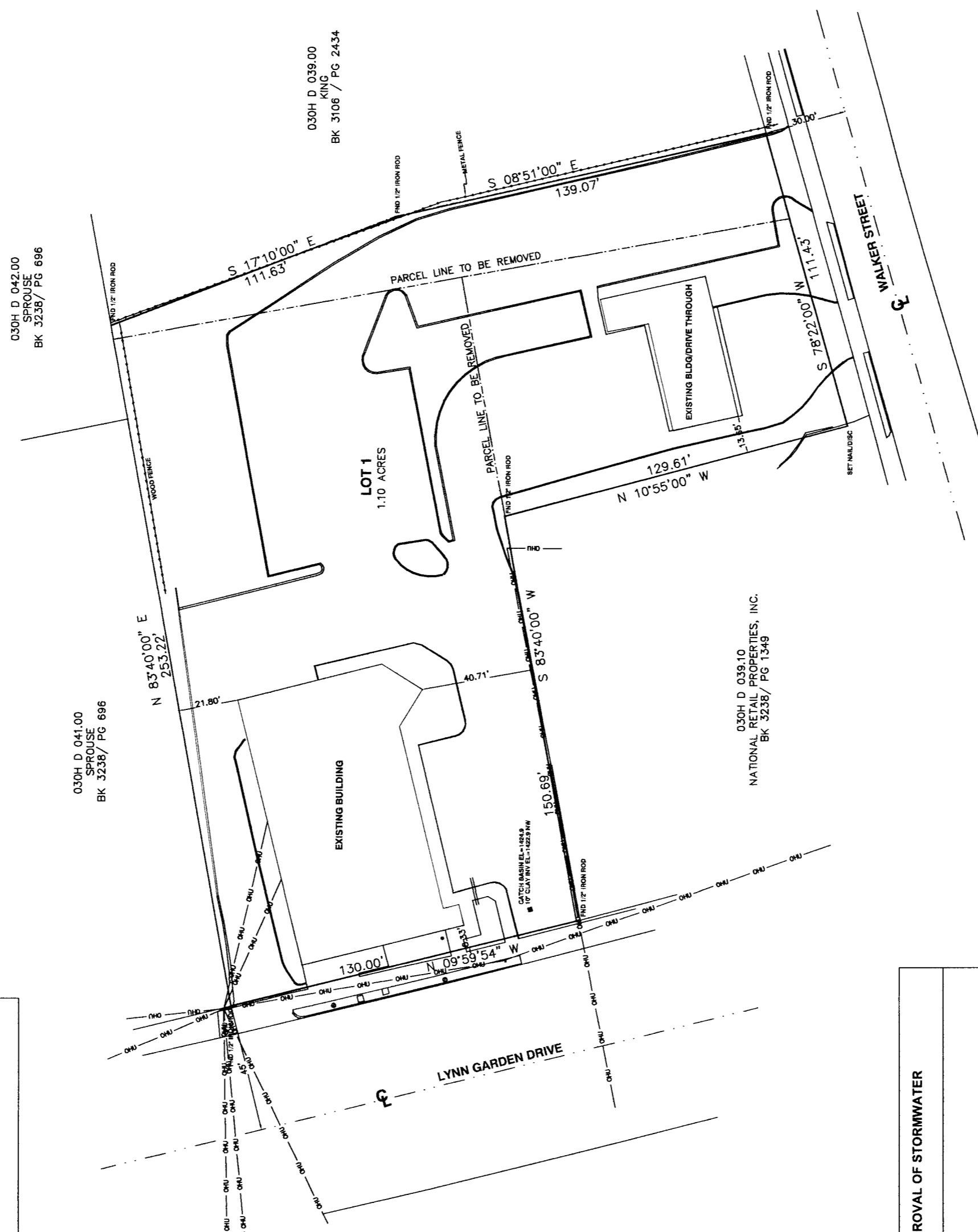


Notes:

- Parcel ID 030H D 040.00
- No. Of Lots - 1.
- The Purpose of this plat is to combine three parcels into a 1 Lot Subdivision
- Area Subdivided - 1.10 AC.
- Iron Pins At All Corners; All Pins Are Set $\frac{1}{4}$ " Iron Rod Unless Noted otherwise.
- This Property is Zoned B-3
- Deed Reference Book 2734C, Page 435.
- THE F.I.R.M. FLOOD MAPS HAVE DESIGNATED THE HEREON DESCRIBED PROPERTY LIE WITHIN FLOOD ZONE "X" UNSHADED, TAKEN FROM MAP #47163C0030D, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2006
- Setbacks: 20' Front, 30' Rear.
- Boundary survey work completed with Spectra Robotic Total Station.
- Property Address: 1221 Lynn Garden Drive.

Stormwater/Utility Easement Statement

A drainage and utility easement 7.5 feet in width is provided adjacent to all lot lines. However, under the natural flow rule of water in Tennessee, the drainage of storm water is not limited to the designated easement.



LEGEND

PROPERTY BOUNDARY	---
EXISTING BUILDING	▭
EDGE OF PAVEMENT	---
OVERHEAD UTILITIES	---
ASPHALT DRIVEWAY	---
GRAVEL DRIVEWAY	---
WATER VALVE	●
FIRE HYDRANT	●
METAL POWER POLE	●
WOOD POWER POLE	●
BOLLARD SIGNAL BOX	●
GALE VALVE	●
TRAFFIC LIGHT POLE	●
SEWER MANHOLE	●
IRON ROD (FOUND)	●
WALKER STREET	---
LYNN GARDEN DRIVE	---
FUEL PUMP UD	●
HAND HOLE	●

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is better than 1:10,000 as shown hereon.



OWNER:
 HAYNES LIVING TRUST
 PO BOX 4054
 KINGSPORT, TN 37665

HAYNES FAMILY - LYNN GARDEN SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	1.10		
TOTAL LOTS	1		
ACRES NEW ROADS	0		
MILES NEW ROAD	0		
OWNER	HAYNES LIVING TRUST		
CIVIL DISTRICT	12TH		
SURVEYOR	DEAN M. GERCHAR		
CLOSURE ERROR	1:10,000		
SCALE 1" =	40'		
40	0	40	80

Pinnacle Land Surveying, Inc.	
212 Battle Front Trail Knoxville, TN 37934 Phone: 865.548.2385 www.pinnaclelandsurvey.com	
Revisions	
1	Issued for review 10/13/23
1	Add Centerline 11/08/23
Project Number	23-059
Drawing Number	2
Drafted By: RMT 10/13/23	

REPLAT OF THE LANDINGS AT ANCHOR POINTE, LOTS 42 & 43

CITY OF KINGSFORD REGIONAL PLANNING COMMISSION

7TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: AMERICAN DREAM BUILDING LLC

SURVEY COMPLETED: 11-11-2023

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.

[Signature]
OWNER(S) _____ DATE 11/21/23

CERTIFICATION 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.

[Signature]
JOSHUA K BECKETT, PLS TN RLS# 3227 DATE 11/21/23

CERTIFICATION OF THE APPROVAL OF STREETS

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

CITY ENGINEER OR ROAD COMMISSIONER _____ DATE _____

CERTIFICATE OF APPROVAL OF SANITARY SEWER 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.

[Signature]
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AUTHORIZED AGENT DATE 11/23/23

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

[Signature]
AUTHORIZING AGENT DATE 11/23/23

APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT IS(ARE) APPROVED AS ASSIGNED.

[Signature]
CITY OF KINGSFORD 911 DIRECTOR DATE 11/21/23

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 PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

KINGSFORD MUNICIPAL/REGIONAL PLANNING COMMISSION _____ DATE _____

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

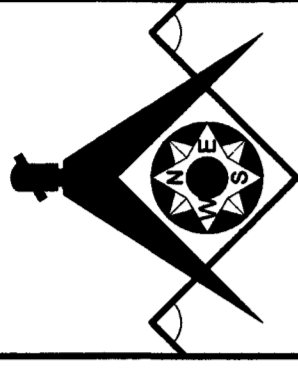
ADJOINER INFORMATION:

- LOT 41
KEVIN AND PATRICIA WATKINS
TAX MAP 077F GROUP A PARCEL 041.00
DEED BOOK 3321 PAGE 1470
- LOT 11
AMERICAN DREAM BUILDERS LLC
TAX MAP 077F GROUP A PARCEL 032.52
DEED BOOK 3512 PAGE 2488
- LOT 12
AMERICAN DREAM BUILDERS LLC
TAX MAP 077F GROUP A PARCEL 032.50
DEED BOOK 3512 PAGE 2488
- LOT 13
STEPHANIE AND SHAWN CARR
TAX MAP 077F GROUP A PARCEL 032.48
DEED BOOK 3281 PAGE 2063

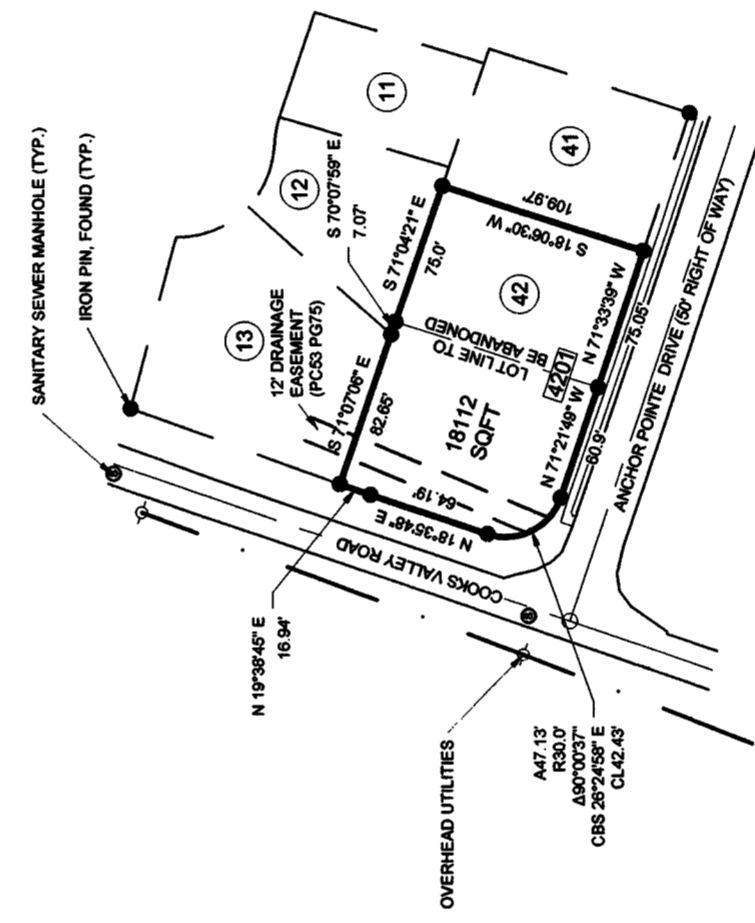
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47163C0065D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

DEED REFERENCE:
DEED BOOK 3513 PAGE 2488



TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



DIVISION OF GROUNDWATER PROTECTION

REGISTER OF DEEDS

Side A-1698
11/29/2023 - 08:37:54 AM
23019921

PLAT BOOK: P59
PAGE: 181-181

REG FEE	15.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

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

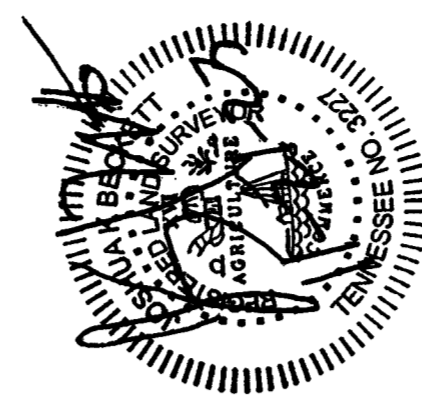
VICINITY MAP

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

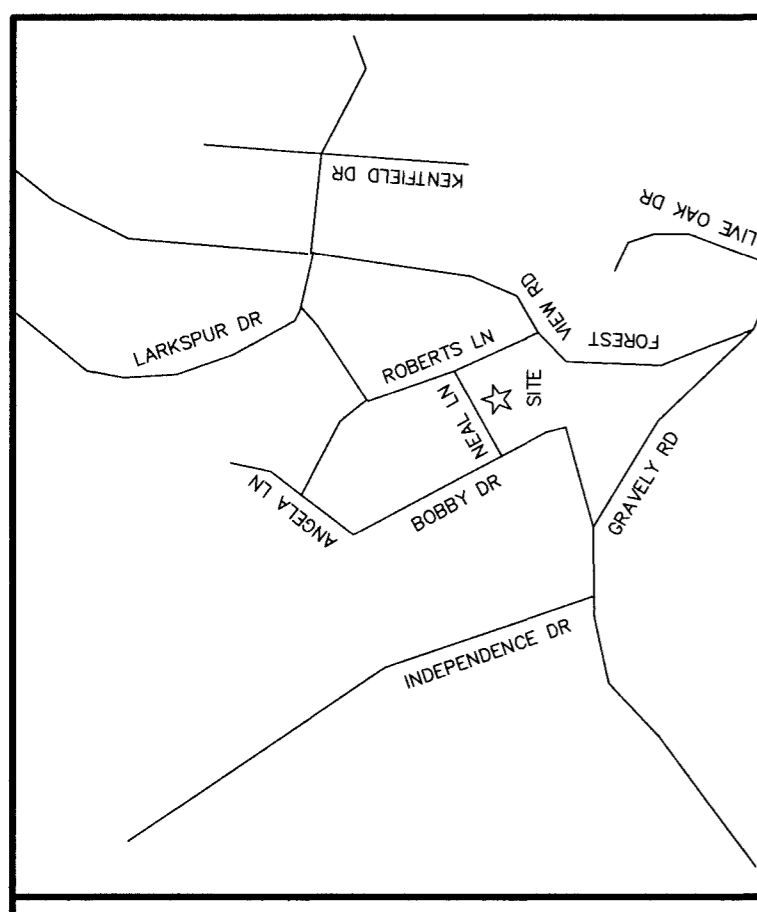
I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'



JOSHUA K BECKETT, PLS
 TN REGISTRATION # 3227
 758 WHISPERS RD
 GREENEVILLE, TN 37743
 (423) 278-6493
 jbeckett@becketsurveys.com

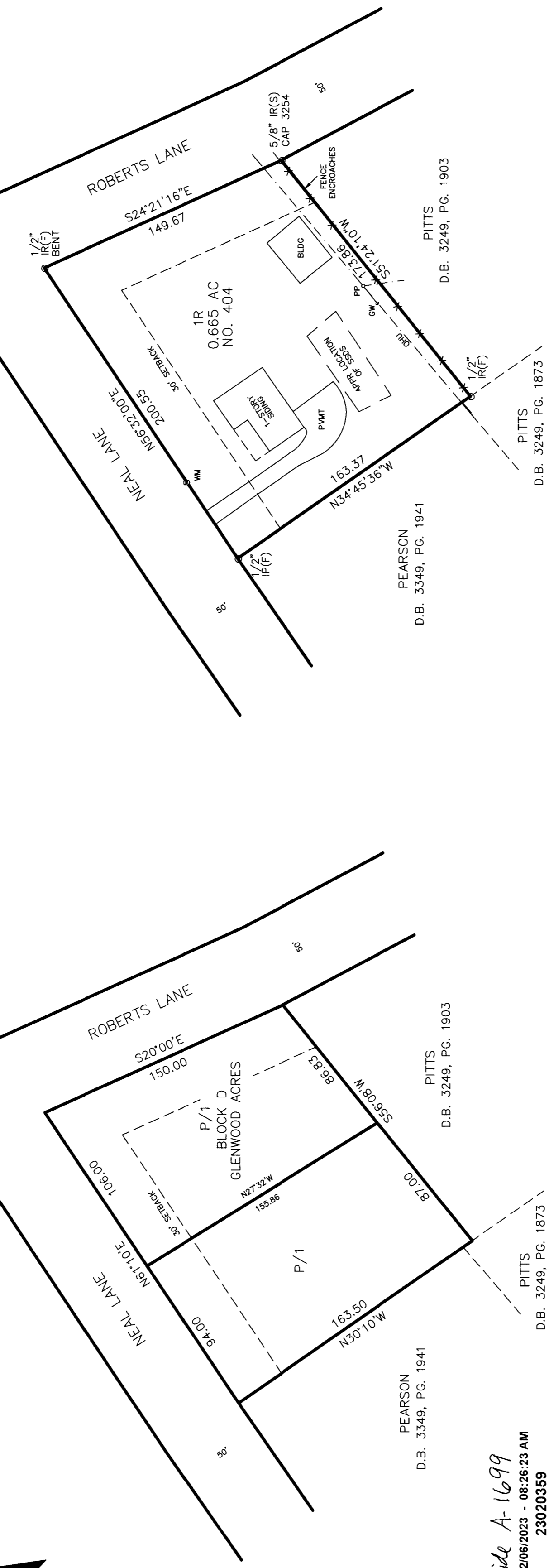
SCALE: 1"=100'
 TAX MAP 077F GROUP A
 PARCELS 042.00 & 043.00
 ZONING CLASS: PD
 COPYRIGHT





LOCATION MAP
NOT TO SCALE

- LEGEND**
- IP(F) IRON PIPE (FOUND)
 - IR(F) IRON ROD (FOUND)
 - IR(S) IRON ROD (SET)
 - D.B. DEED BOOK
 - P.C. PAGE
 - AC ACRES
 - BLDG BUILDING
 - PP POWER POLE
 - APPR APPROXIMATE
 - PVMT PAVEMENT
 - GW GUY WIRE
 - NO NUMBER
 - WM WATER METER
 - OHU OVERHEAD UTILITY
 - SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM



Side A-1699
12/06/2023 - 08:26:23 AM
23020369

1 PGS.-PLAT BATCH: 341748
PLAT BOOK: P59
PAGE: 187-187

REG FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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



BEFORE REPLAT

AFTER REPLAT

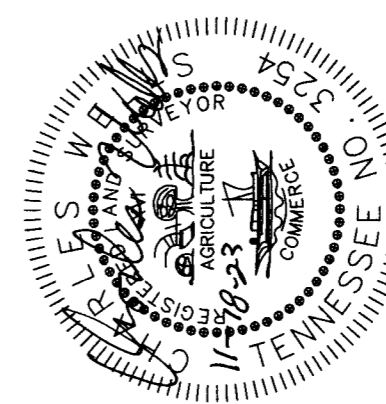
NOTES:
1) NORTH BASED ON REFERENCED DEED.

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 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3) TAX MAP 30C "F", PARCEL 002.00
4) I HEREBY CERTIFY THAT THIS IS CATEGORY 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 REFERENCE: D.B. 15500, PG. 257
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 5, PAGE 126A
9) PROPERTY IS ZONED R-1, SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION



COMBINATION OF PART OF LOT 1, BLOCK D
GLENWOOD ACRES
KINGSFORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 0.665 TOTAL LOTS 1
OWNER: PEARSON DATE: NOV. 18, 2023
CIVIL DISTRICT: 11TH SCALE: 1 INCH = 50'

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



CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGULATIONS. THE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

Charles Wells 11-18-23
TENNESSEE REGISTERED LAND SURVEYOR

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

Thomas Pearson 12-5-23
OWNER

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

Shirley R. Huxley 12/18/23
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE SEWERAGE DISPOSAL ACT AND CONSERVATION AND PROTECTION ACT. THESE LOTS AS PROPOSED, OR AS HEREBY APPROVED AS SHOWN, ARE IN FULL COMPLIANCE WITH THE SEWERAGE DISPOSAL ACT AND CONSERVATION AND PROTECTION ACT.

Thomas Pearson 12-5-23
OWNER

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, ACCORDING TO THE SPECIFICATIONS OF AN EXISTING PUBLIC UTILITY SYSTEM, OR AS HEREBY APPROVED AS SHOWN. THIS PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

12-5-23
COMMISSIONER OF PLANNING

CERTIFICATE 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 PLANNING AND CONSERVATION ACT AND CONSERVATION AND PROTECTION ACT. THESE LOTS AS PROPOSED, OR AS HEREBY APPROVED AS SHOWN, ARE IN FULL COMPLIANCE WITH THE PLANNING AND CONSERVATION ACT AND CONSERVATION AND PROTECTION ACT.

12-5-23
REGISTRAR

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND THAT THE SUBDIVISION IS IN FULL COMPLIANCE WITH THE REGULATIONS. IF ANY, AS NOTED IN THE MARGINS OF THE PLANNING AND CONSERVATION ACT AND CONSERVATION AND PROTECTION ACT, HAVE BEEN PLACED AS SHOWN AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THE SUBDIVISION IS IN FULL COMPLIANCE WITH THE REGULATIONS AND THAT THE SUBDIVISION IS IN FULL COMPLIANCE WITH THE REGULATIONS. I HEREBY CERTIFY THAT THE SUBDIVISION IS IN FULL COMPLIANCE WITH THE REGULATIONS.

12-5-23
SECRETARY

REPLAT OF ANCHOR POINTE, LOTS 42 & 43

CITY OF KINGSFORT REGIONAL PLANNING COMMISSION

CLIENT: AMERICAN DREAM BUILDING LLC

SURVEY COMPLETED: 11-11-2023

7TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I (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.

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. 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 MAP 47163C0065D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

PLAT REVISED: 12-07-2023
 TITLES FOR TWO DEVELOPMENTS ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 53 PAGE 75
 TITLE HEREON CHANGED FROM "REPLAT OF THE LANDINGS AT ANCHOR POINTE, LOTS 42 & 43" TO "REPLAT OF ANCHOR POINTE, LOTS 42 AND 43"



TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)

DEED REFERENCE:
 DEED BOOK 3513 PAGE 2488

CERTIFICATION OF ACCURACY

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

J. Beckett
 JOSHUA K BECKETT, PLS TN RLS# 3227
 DATE 12-8-23

CERTIFICATION OF THE APPROVAL OF STREETS

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

CITY ENGINEER OR ROAD COMMISSIONER
 DATE

CERTIFICATE OF APPROVAL OF SANITARY SEWER 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.

M. Beckett
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
 DATE 8 DEC 23

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

AUTHORIZING AGENT
 DATE 8 DEC 23

APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT IS(ARE) APPROVED AS ASSIGNED.

J. Beckett
 CITY OF KINGSFORT 911 DIRECTOR
 DATE 12/8/23

CERTIFICATE OF APPROVAL FOR RECORDING

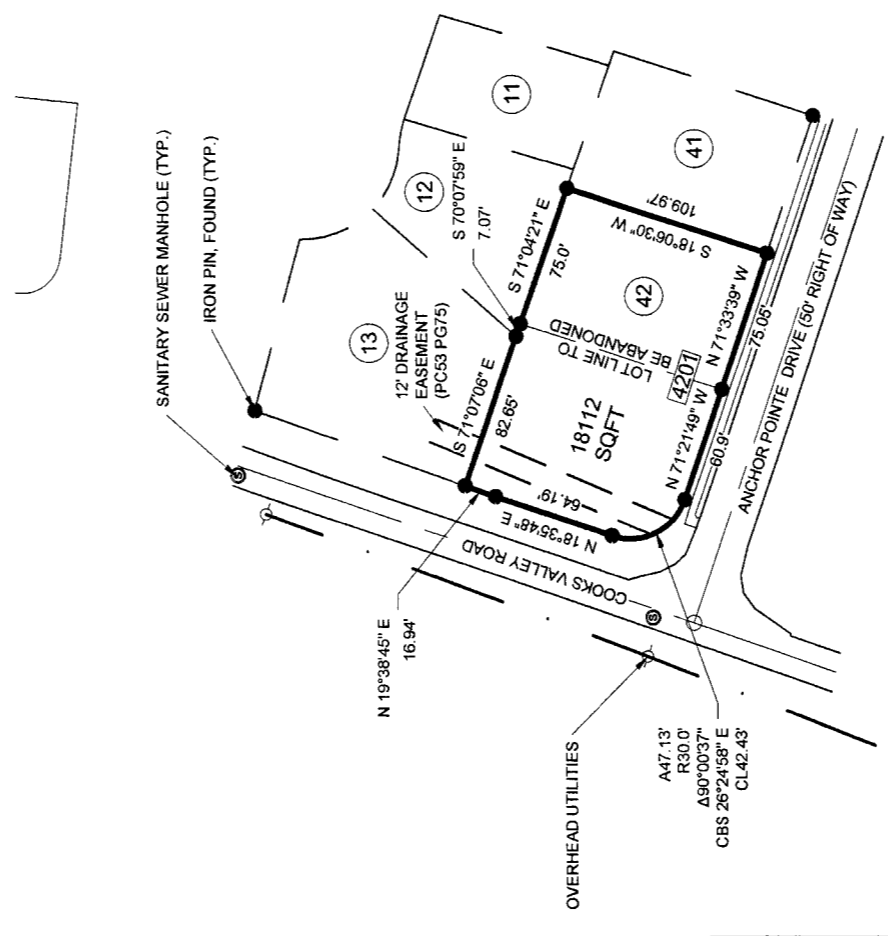
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY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

J. Beckett
 KINGSFORT ORIGINAL/ REGIONAL PLANNING COMMISSION
 DATE 12/8/23

DEED REFERENCE:
 DEED BOOK 3513 PAGE 2488

ADJOINER INFORMATION:

- LOT 41
 KEVIN AND PATRICIA WATKINS
 TAX MAP 077F GROUP A PARCEL 041.00
 DEED BOOK 3321 PAGE 1470
- LOT 11
 AMERICAN DREAM BUILDERS LLC
 TAX MAP 077F GROUP A PARCEL 032.52
 DEED BOOK 3512 PAGE 2488
- LOT 12
 AMERICAN DREAM BUILDERS LLC
 TAX MAP 077F GROUP A PARCEL 032.50
 DEED BOOK 3512 PAGE 2488
- LOT 13
 STEPHANIE AND SHAWN CARR
 TAX MAP 077F GROUP A PARCEL 032.48
 DEED BOOK 3281 PAGE 2063



DIVISION OF GROUNDWATER PROTECTION

REGISTER OF DEEDS

Slide A-1700

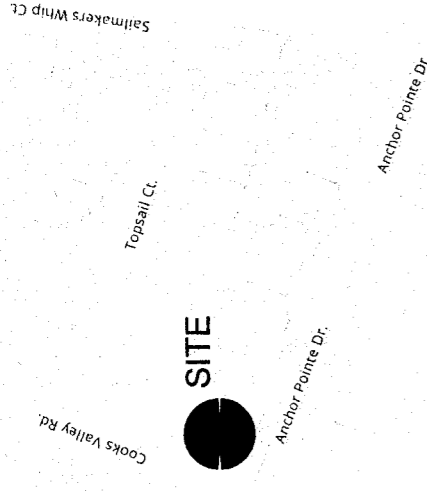
12/11/2023 - 08:00 AM
 23020642
 1 PGS AL-PLAT BATCH: 341919
 PLAT BOOK: P68
 PAGE: 189-189

REC FEE	15.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
 REGISTER OF DEEDS
 SHEENAR TINSLEY



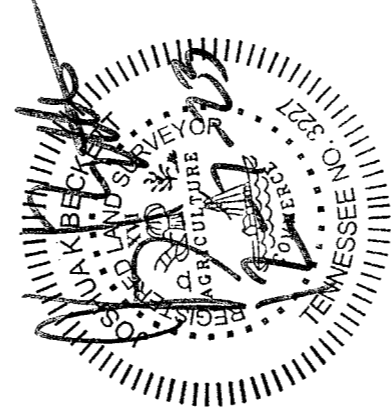
VICINITY MAP



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'



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

SCALE: 1"=100'
 TAX MAP 077F GROUP A
 PARCELS 042.00 & 043.00
 ZONING CLASS: PD
 COPYRIGHT

NOTES:

- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- UTILITIES THAT ARE VISIBLE (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. **UNDERGROUND UTILITIES ARE NOT VISIBLE.** THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY TRACES (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACES. RECORDS AND MAINS ARE TO BE CHECKED FOR THE LOCATION OF UTILITIES. **NO WARRANTY OR GUARANTEE** THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
- TAX MAP 76 PORTION OF PARCEL 3.00
- WETLANDS DELINEATED BY BARGE DESIGN SOLUTIONS, INC.
- DEED REFERENCE: DEED BK. 2255C, PAGE 539
- GRID COORDINATES SHOWN ARE STATE PLANE WITH NO SCALE FACTOR APPLIED. GEODETIC AND GRID COORDINATES ARE RELATIVE TO NAD83 DATUM AND WERE ESTABLISHED BY DIFFERENTIAL SURVEY GRADE GPS.
- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND ADDITIONAL EASEMENTS MAY BE REVEALED BY A CURRENT TITLE SEARCH.
- PROPERTY IS LOCATED IN FLOOD ZONE "X" & "AE" AS PER FEMA FLOOD MAP 4763C0043D EFFECTIVE DATE OF 9/29/2006
- PROPERTY IS ZONE B-4P (PLANNED BUSINESS DISTRICT) AS PER CITY OF KINGSFORT ZONING.

- Building setback. The following minimum setbacks shall be observed:
 - Front yard. Minimum front yard setback from a public street or right-of-way for vehicular traffic shall be not less than 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height. Transit stops, transit shelters and other public uses may be located in the front yard setback.
 - Side yard. Minimum side yard setback from a public street or right-of-way for vehicular traffic shall be 15 feet. Zero lot lines in lieu of side yard setback may be permitted on one side only when complementary joint uses are approved by the planning commission. The opposite side yard should have a minimum setback of 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height.
 - Rear yard. Minimum rear yard setback shall be 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height.
- Building height. There shall be no maximum building ground coverage. The building ground coverage for each use and accessory use in the B-4P district shall not exceed 30 percent. This may be the total area of the lot or the average area of several lots when an integrated complex is developed. It shall include all buildings and parking structures.

GNSS POSITIONING METADATA
 Type of GPS field procedure: Network RTK
 Positional accuracy: Hz Prec. 0.05 Vt Prec. 0.07
 95% Confidence Level
 Date of survey: May 15, 2023
 Datum/Epoch: NAD 1983(2007) NAVD 1988 / 2010
 Published/Fixed-control: TODT CORS
 Geoid model: Geoid09 (Ellis GRS80)
 Combined grid factor(s): No Scale Factor
 Units: US Survey FT (US Plane 1983 TN4100)

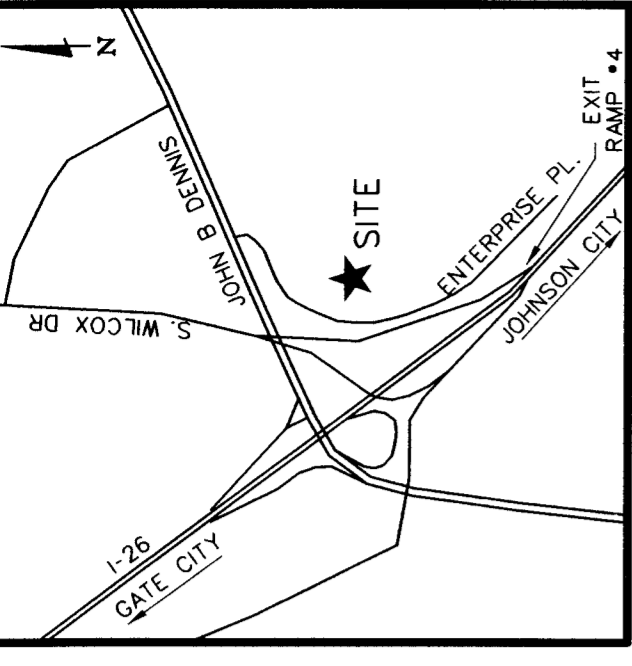
KINGSFORT HOTEL ASSOC LP
 DEED BK. 2011C, PG. 126
 PLAT BK. 51, PG. 443

2100 ENTERPRISE PLACE
 ROBERT MONDAY
 DEED BK. 2255C, PG. 539
 LOT 1
 AREA: 117,812
 OR 2.705 ACRES

ROBERT MONDAY
 DEED BK. 2255C, PG. 539

LOT 2
 REMAINING AREA:
 124,428 SQ. FT.
 OR 2.856 ACRES

ROBERT MONDAY
 DEED BK. 3226, PG. 316

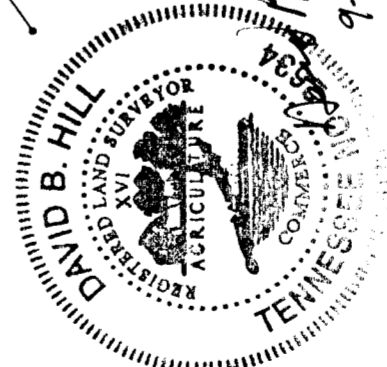


VICINITY MAP
 NOT TO SCALE

LEGEND

- | | |
|------|---------------------------|
| IRON | Iron Rod Set |
| IRO | Iron Rod Found |
| CP | Control Point |
| MON | Monument |
| POST | Post |
| SAWH | Sanitary ManHole |
| BH | Bore Hole |
| SN | Sign |
| LP | Light Pole |
| TJB | Telephone Junction Box |
| | Fence |
| | Woods Edge |
| | High Density Polyethylene |
| | Property Line |

CARROLL CHILDRESS
 WILL BK. 37, PG. 484
 DEED BK. 189C, PG. 18



CERTIFICATE OF ACCURACY
 Certificate of Survey for this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. The survey was conducted in accordance with the Standards of Practice for Land Surveys in the State of Tennessee.
 David Bair Hill 2634 Term, Reg. No.
 Date: 9-15-23

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been reviewed in the minutes of the planning commission and that it has been approved by the commission. The commission has been notified of the recording of this plat. The recording of this plat has been approved by the Kingsport regional planning commission to assure completion of all required improvements in case of default.
 DATE: 9-15-23
 SECRETARY: [Signature]
 KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF STREETS
 I hereby certify that the streets shown hereon are installed in an acceptable manner and according to the specifications or specifications of the Kingsport regional planning commission. The recording of this plat has been approved by the Kingsport regional planning commission to assure completion of all required improvements in case of default.
 DATE: [Blank]
 City Engineer or Sullivan County Commissioner of Highways

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: 12-12-23
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
 OR
 KINGSFORT AUTHORIZING AGENT

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 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
 DATE: 12-12-23
 AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
 DATE: 12-12-23
 CLERK, G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT (I/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.
 Robert Monday 11-10-2023
 DATE: 11-10-2023

KINGSFORT REGIONAL PLANNING COMMISSION
PLAT OF TAX PARCELS MAP 76, PORTION OF PARCEL 3.00
MONDAY PROPERTY
13TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE
OWNER: ROBERT MONDAY 902 KERMIT DR KNOXVILLE, TN 37912
DRAWN BY: DBH
DATE: 09/15/2023
REVISED:
FILE NO. 38249-01

