KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

City Hall – Council Room

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.

January 21, 2021 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

A determination by the Commission that meeting electronically and limiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare, of all concerned in light of the COVID-19 virus.

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON DECEMBER 14, 2020 AND THE REGULAR MEETING HELD ON DECEMBER 17, 2020.

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.

01-01 Irrevocable letter of Credit Extension for Chase Meadows Phases 3 & 4 – (2021-201-00003)

The Kingsport Regional Planning Commission is requested to recommend extension of the single Irrevocable Letter of Credit in the amount of $20,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3 & Phase 4. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

01-02 Division of lot 1 of the Thomas W. Gray. SR. Subdivision – (2021-201-00001)

The Kingsport Regional Planning Commission is requested to recommend final plat approval of the division of Lot 1 of the Thomas W. Gray, Sr. Subdivision along with the irregular lot shape variance and the street frontage variance. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Garland)

01-03 Resubdivision of Kelly's Place and Johnie's Place (2020-201-00002)

The Kingsport Regional Planning Commission is requested to recommend final plat approval of the resubdivision of lot 1 & 2 and the road frontage variance. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Garland)

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

01-04 Receive, a letter to certify the Resubdivision of Lot 11 the Haynes & Gray, located off of Haynes Rd.

01-05 Receive, a letter to certify the Michael Bare Property, located off of Cedar Branch Rd.

01-06 Receive, a letter to certify the Mary E. Haynes Subdivision, located off of Parker Ln.

01-07 Receive, a letter to certify the Resubdivision of Parts of Lots 2 & 3, Block 10, Kingsport Heights Addition, located off of North Eastman Road.

01-08 Receive, a letter to certify the Resubdivision of Lots 22-A, 22-B, 23-A, and part of 24-A, Block 1, Fairacres Addition, located off of Catawba St.

01-09 Receive, a letter to certify the Resubdivision of Lot 2, Stewart Taylor lots, located off of East Stone Dr.

01-10 Receive, a letter to certify the Replat of Lot 2, Express Inc. Property, located off of John B. Dennis Hwy.

01-11 Receive, a letter to certify the Replat of Lots 906, 907, & 908, located off of Cooper Rd.

01-12 Receive, a letter to certify the Resubdivision of Lots 12 & 13, Anchor Pointe, located off of Anchor Pointe Dr.

01-13 Receive, a letter to certify the Resubdivision of the revision of Lot 2, Springdale Park, located off of Jan Way.

01-14 Receive, a letter to certify the Resubdivision of Lots 18-21 and part of 16-17 of the Oliver Farm, located off of Gravely Rd.

01-15 Receive, a letter to certify the Division of Phase 1 & 2, The Retreat at Meadowview, located off of Enterprise Pl.

01-16 Receive, a letter to certify the Replat of Lot 39R, The Islands at Old Island, located off of Golf Ridge Dr.

01-17 Receive, a letter to certify the Johnson Addition to Lynn Garden, located off of Bellridge Rd.

01-18 Receive, a letter to certify the Replat of Lots 7 & 8 Echo Valley Section B, located off of Beechwood Dr.

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Kingsport City Hall, Council Room
225 West Center Street, Kingsport, TN 37660

December 14, 2020 12:00 noon

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
Mark Selby
Paula Stauffer

Members Absent
James Phillips
Phil Rickman

Staff Present
Ken Weems, AICP

Visitors
none

At 12:00 p.m., Secretary Weems called the meeting to order. Secretary Weems made the following statement: "A determination by the Commission that meeting electronically and limiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the Covid-19 virus." The Commission affirmed this statement via role call affirmation, 7-0. Secretary Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the November 2020 work session or regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

12-01 3301 E Stone Drive Rezoning – (2020-101-00006)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from M-1R (Light Manufacturing Restricted District) to B-3 (Highway Oriented Business District) to accommodate construction of a new Dollar General store. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff described the vicinity of the request, located at the intersection of Orebank Rd and E. Stone Drive. Staff stated that the proposal is a property owner-requested rezoning of approximately 2.4 acres located at 3101 E Stone Dr. The current zone for the rezoning site is M-1R (Light Industrial Restricted district). The proposed zone for the site is B-3 (Highway Oriented Business District). The purpose of the rezoning is the construction of a new retail store. Staff stated that the area contains a mix of industrial and business uses, with a new construction proposal being a much needed shot in the arm for the area.

Staff further stated that the 2030 Future Land Use Plan designates this whole south side of E Stone Dr between Cleek Road and the end of the city limits as appropriate for retail/ commercial use. Staff noted that the required parking for the site was reduced by 6 spaces during the December 2020 Board of Zoning Appeals meeting. Staff stated that the presence of nearby floodplain was the basis for the variance request. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen to approve the rezoning. No official action was taken.

12-02 354 Shadowtown Road Rezoning (2020-101-00007)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from TA/C (Tourist Accommodation/ Commerce District) to B-3 (Highway Oriented Business District) to accommodate climate controlled indoor storage use. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the location of the site as the parcel that used to contain Carolina Pottery. Staff stated that the proposal is a property owner-requested rezoning of approximately 23 acres located at 354 Shadowtown Rd. The current zone for the rezoning site is TA/C (Tourist Accommodation/ Commerce district). The proposed zone for the site is B-3 (Highway Oriented Business District). The purpose of the rezoning is to permit climate-controlled indoor storage in the existing building where Carolina Pottery used to exist. Staff stated that the site plan for the area shows that no new structures are proposed for the site. Staff described the surrounding B-3 and TA./C zones. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen to approve the rezoning. No official action was taken.

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

12-03 Receive, for informational purposes only, the November 2020 Building Department report.

VIII. OTHER BUSINESS

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:30 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
225 West Center Street, Kingsport, TN 37660

December 17, 2020 5:30 p.m.

Members Present
Vice Chairman Breeding
Sharon Duncan
Paula Stauffer
Brad Blackwell
James Phillips

Members Absent
Sam Booher, Chairman
John Moody
Beverley Perdue
Phil Rickman

Staff Present
Ken Weems, AICP
Savannah Garland
Elizabeth Rowe

Visitors
Chandler Hunt
David Bernstein
Bill Brooks

At 5:30 p.m., Secretary Weems called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. Secretary Weems made the following statement: "A determination by the Commission that meeting electronically and limiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the Covid-19 virus." The Commission affirmed this statement via role call affirmation, 5-0. The Secretary asked for approval of the agenda. A motion was made by Pat Breeding, seconded by Paula Stauffer, to approve the agenda as presented. The motion was approved unanimously, 5-0 by roll call vote. Secretary Weems asked for approval of the minutes of the work session held on November 16, 2020 and the regular meeting held on November 19, 2020. A motion was made by Sharon Duncan, seconded by James Phillips, to approve the minutes for the November 16, 2020 work session and the November 19, 2020 regular meeting as presented. The motion was approved unanimously by roll call vote, 5-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

12-01 3301 E Stone Drive Rezoning – (2020-101-00006)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from M-1R (Light Manufacturing Restricted District) to B-3 (Highway Oriented Business District) to accommodate construction of a new Dollar General store. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff described the vicinity of the request, located at the intersection of Orebank Rd and E. Stone Drive. Staff stated that the proposal is a property owner-requested rezoning of approximately 2.4 acres located at 3101 E Stone Dr. The current zone for the rezoning site is M-1R (Light Industrial Restricted district). The proposed zone for the site is B-3 (Highway Oriented Business District). The purpose of the rezoning is the construction of a new retail store. Staff stated that the area contains a mix of industrial and

business uses, with a new construction proposal being a much needed shot in the arm for the area. Staff further stated that the 2030 Future Land Use Plan designates this whole south side of E Stone Dr between Cleek Road and the end of the city limits as appropriate for retail/ commercial use. Staff noted that the required parking for the site was reduced by 6 spaces during the December 2020 Board of Zoning Appeals meeting. Staff stated that the presence of nearby floodplain was the basis for the variance request. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen to approve the rezoning. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to send a positive recommendation to the Board to approve the rezoning. The motion passed by unanimous roll call vote, 5-0.

12-02 354 Shadowtown Road Rezoning (2020-101-00007)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from TA/C (Tourist Accommodation/ Commerce District) to B-3 (Highway Oriented Business District) to accommodate climate controlled indoor storage use.. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the location of the site as the parcel that used to contain Carolina Pottery. Staff stated that the proposal is a property owner-requested rezoning of approximately 23 acres located at 354 Shadowtown Rd. The current zone for the rezoning site is TA/C (Tourist Accommodation/ Commerce district). The proposed zone for the site is B-3 (Highway Oriented Business District). The purpose of the rezoning is to permit climate-controlled indoor storage in the existing building where Carolina Pottery used to exist. Staff stated that the site plan for the area shows that no new structures are proposed for the site. Staff described the surrounding B-3 and TA./C zones. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen to approve the rezoning. Staff stated that a call had been received just before meeting time from a gentleman in support of the rezoning. Staff stated that the caller was eager for new ownership of the parcel in hopes that more attention would be paid to the security of the site. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to send a positive recommendation to the Board to approve the rezoning. The motion passed by unanimous roll call vote, 5-0.

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

VIII. OTHER BUSINESS

11-18 Receive, for informational purposes only, the November 2020 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:05p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JANUARY 6, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR CHASE MEADOWS PHASES 3 & 4

FILE NUMBER: 21-201-00003

The City currently holds an Irrevocable Letter of Credit in the amount of $5,000 for Chase Meadows Phase 3. Additionally, The City currently holds an Irrevocable Letter of Credit in the amount of $15,000 for Chase Meadows Phase 4. The developer has been permitted to combine the bond for the two phases into one Irrevocable Letter of Credit since the majority of the improvements have been completed. The remaining items left on the bond estimate is for as-built surveys/record drawings (both phase 3 & 4) and the conversion of the sediment pond into a retention pond (phase 4 only).

The Kingsport Regional Planning Commission is requested to approve the Irrevocable Letter of Credit extension for Chase Meadows Phases 3 & 4 for $20,000, and to extend the expiration date for six months. The new Irrevocable Letter of Credit will have an expiration date of July 22, 2021. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to April 22, 2021. Both existing letters of credit will be returned to the developer upon approval of and receipt of the new letter of credit.

Staff Recommends extension of the single Irrevocable Letter of Credit in the amount of $20,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3 & Phase 4.

BOND ESTIMATE
FOR
Chase Meadows- Phases 3 & 4
January 5, 2021

ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	2	LS	AS-BUILT SURVEY/RECORD DRAWINGS	$ 5,000.00	**$ 10,000.00**
2	1	LS	CONVERT SEDIMENT PONDS TO DETENTION	$ 10,000.00	**$ 10,000.00**
			CONSTRUCTION TOTAL		**$ 20,000.00**

Pamela Gilmer

Pamela Gilmer, P.E.
Civil Engineer
City of Kingsport

1-5-21

January 5, 2021

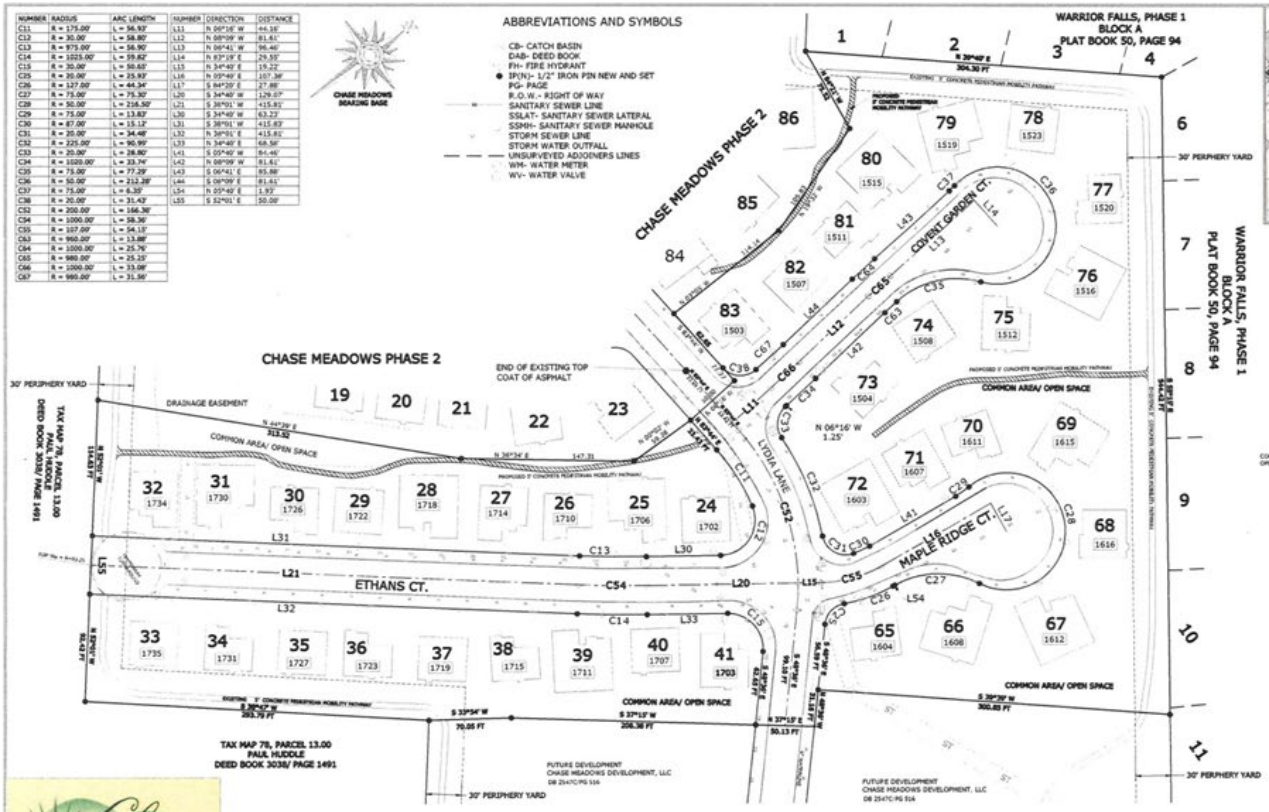
NUMBER	RADIUS	ARC LENGTH
C11	R = 175.00'	L = 56.93'
C12	R = 30.00'	L = 58.80'
C13	R = 975.00'	L = 56.90'
C14	R = 1025.00'	L = 59.82'
C15	R = 30.00'	L = 50.65'
C25	R = 20.00'	L = 25.93'
C26	R = 127.00'	L = 44.34'
C27	R = 75.00'	L = 75.30'
C28	R = 50.00'	L = 216.50'
C29	R = 75.00'	L = 13.82'
C30	R = 87.00'	L = 15.12'
C31	R = 20.00'	L = 34.48'
C32	R = 225.00'	L = 90.99'
C33	R = 20.00'	L = 28.80'
C34	R = 1020.00'	L = 33.74'
C35	R = 75.00'	L = 77.29'
C36	R = 50.00'	L = 212.28'
C37	R = 75.00'	L = 6.35'
C38	R = 20.00'	L = 31.42'
C52	R = 200.00'	L = 166.38'
C54	R = 1000.00'	L = 58.30'
C55	R = 107.00'	L = 54.13'
C63	R = 960.00'	L = 13.88'
C64	R = 1000.00'	L = 25.76'
C65	R = 980.00'	L = 25.25'
C66	R = 1000.00'	L = 33.08'
C67	R = 980.00'	L = 31.56'

NUMBER	DIRECTION	DISTANCE
L11	N 06°16' W	44.16'
L12	N 08°09' W	81.61'
L13	N 06°41' W	96.46'
L14	N 83°19' E	29.55'
L15	N 34°40' E	19.22'
L16	N 05°40' E	107.38'
L17	S 84°20' E	27.88'
L20	S 34°40' W	129.07'
L21	S 38°01' W	415.82'
L30	S 34°40' W	63.22'
L31	S 38°01' W	415.82'
L32	N 38°01' E	415.82'
L33	N 34°40' E	68.50'
L41	S 05°40' W	84.46'
L42	N 08°09' W	81.61'
L43	S 06°41' E	85.88'
L44	S 08°09' E	81.61'
L54	N 05°40' E	1.97
L55	S 52°01' E	50.09'

CHASE MEADOWS BEARING BASE

ABBREVIATIONS AND SYMBOLS

- CB- CATCH BASIN
- DAB- DEED BOOK
- FH- FIRE HYDRANT
- IP(N)- 1/2" IRON PIN NEW AND SET
- PG- PAGE
- R.O.W.- RIGHT OF WAY
- SANITARY SEWER LINE
- SSLAT- SANITARY SEWER LATERAL
- SSMH- SANITARY SEWER MANHOLE
- STORM SEWER LINE
- STORM WATER OUTFALL
- UNSURVEYED ADJOINERS LINES
- WM- WATER METER
- WV- WATER VALVE



VICINITY MAP
NOT TO SCALE

RECORDING DATA

CHASE MEADOWS DEVELOPMENT, L.L.C.
PROPERTY RECORDED AT DEED BOOK 2547C/ PAGE 516
AND IS SHOWN ON TAX MAP 78, PARCEL

OWNER\ DEVELOPER

KENNETH W. BATES
181 PEPPERTREE DRIVE
KINGSPORT, TN 37664
TELEPHONE: (423)349-6266

PROJECT DATA

TOTAL LINEAL FEET OF NEW PEDESTRIAN MOBILITY PATHWAY TO BE CONSTRUCTED FOR THIS PHASE= 789.9 FT

TOTAL SQUARE FOOTAGE OF ROAD TO BE TOP COATED THIS PHASE= 49, 545.91 SQUARE FEET

COMMON AREA/ OPEN SPACE
37, 366 SQ.FT. (0.858 ACRES)

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 # 47163C0065D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

EASEMENTS

SEE PLAT FOR ALL PUBLIC UTILITY EASEMENTS.
ALL EASEMENTS ARE 12 FEET IN WIDTH UNLESS NOTED OTHERWISE

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT PD
PLANNED DEVELOPMENT
30' PERIPHERY AROUND ENTIRE PROJECT

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

1612 = KINGSPORT G.I.S. ADDRESS ASSIGNMENT

Chase MEADOWS
• WELCOME HOME •

FINAL DEVELOPMENT PLAN
CHASE MEADOWS-PHASE 3

UNITS 24-41, 65-83
7th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME ALL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.

DATE 20__

OWNER

GOVERNMENT AND UTILITY ACCESS

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

DATE 20__

OWNER

CERTIFICATION 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 CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE 20__

TRAFFIC ENGINEERING MANAGER

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 20__

AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE 20__

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 20__

OWNER

CERTIFICATE OF ACCURACY

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

DATE 20__

REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

DATE 20__

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 20__

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 20__

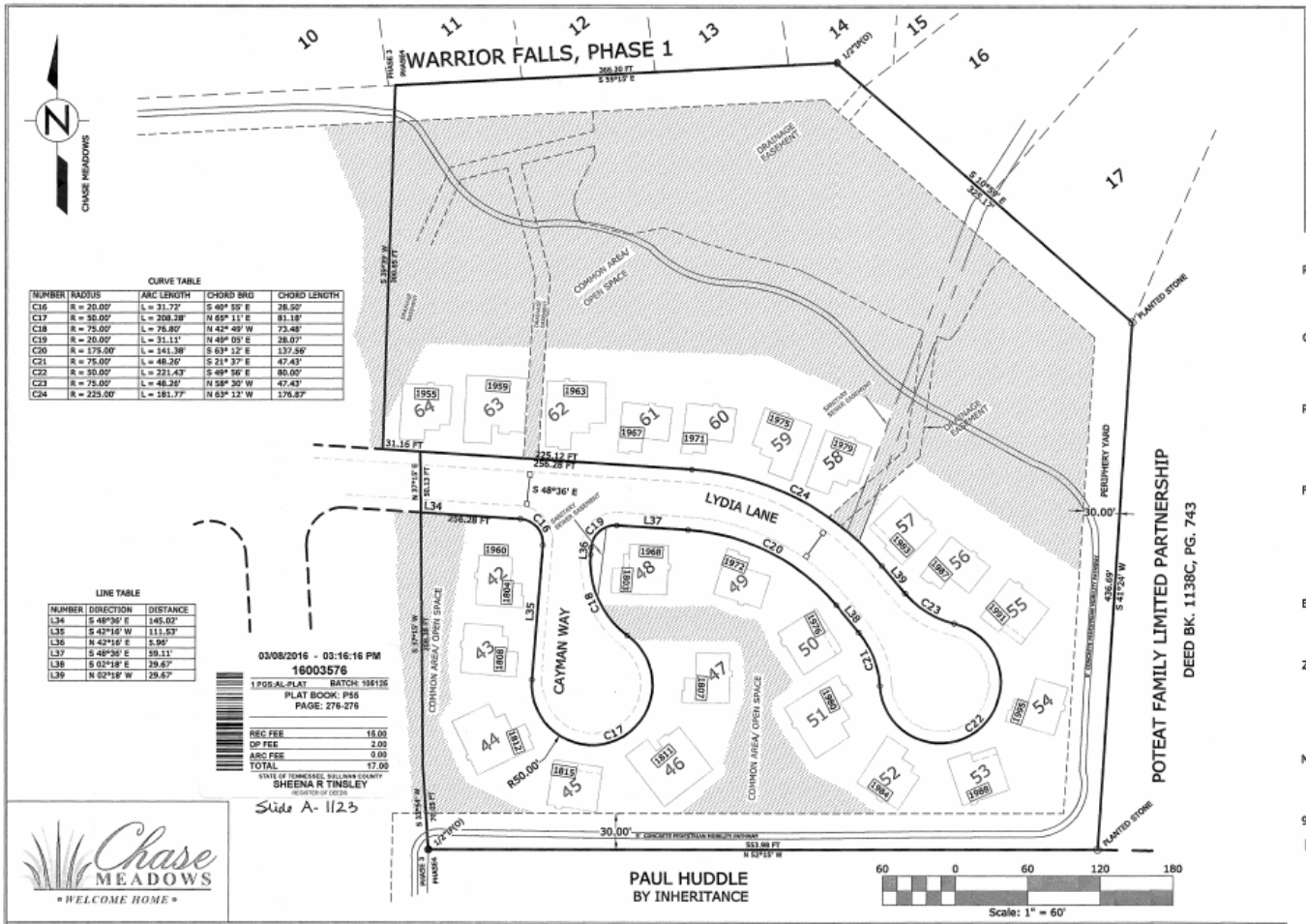
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 7.432 Acres± TOTAL UNITS 37
ACRES NEW ROAD 1.718 Acres± MILES NEW ROAD 0.27
OWNER CHASE MEADOWS DEVELOPMENT, LLC CIVIL DISTRICT 7TH
SURVEYOR CARTER, CARR & ASSOC. CLOSURE ERROR 1:10000

SCALE: 1"=60'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net



CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CHORD BRG	CHORD LENGTH
C16	R = 20.00'	L = 31.72'	S 40° 55' E	28.50'
C17	R = 50.00'	L = 208.28'	N 65° 11' E	81.18'
C18	R = 75.00'	L = 76.80'	N 42° 49' W	73.48'
C19	R = 20.00'	L = 31.11'	N 49° 05' E	28.07'
C20	R = 175.00'	L = 141.38'	S 63° 12' E	137.56'
C21	R = 75.00'	L = 48.26'	S 21° 37' E	47.43'
C22	R = 50.00'	L = 221.43'	S 49° 56' E	80.00'
C23	R = 75.00'	L = 48.26'	N 58° 30' W	47.43'
C24	R = 225.00'	L = 181.77'	N 63° 12' W	176.87'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L34	S 48°36' E	145.07'
L35	S 42°16' W	111.53'
L36	N 42°16' E	5.96'
L37	S 48°36' E	59.11'
L38	S 02°18' E	29.67'
L39	N 02°18' W	29.67'

03/08/2016 - 03:16:16 PM
16003576
1 PGS-AL-PLAT BATCH: 106126
PLAT BOOK: P55
PAGE: 276-276

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

Slide A- 1123

Chase MEADOWS
• WELCOME HOME •

VICINITY MAP
NOT TO SCALE

RECORDING DATA

CHASE MEADOWS DEVELOPMENT, L.L.C.
PROPERTY RECORDED AT DEED BOOK 2547C/ PAGE 516
AND IS SHOWN ON TAX MAP 78, PARCEL

OWNER\ DEVELOPER

KENNETH W. BATES
181 PEPPERTREE DRIVE
KINGSPORT, TN 37664
TELEPHONE: (423)349-6266

PROJECT DATA

TOTAL SQUARE FOOTAGE OF ROAD TO BE TOP COATED THIS PHASE= 26,850.46 SQUARE FEET

COMMON AREA/ OPEN SPACE
142,001 SQ.FT. (3.260 ACRES)

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 # 47163C0065D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

EASEMENTS

SEE PLAT FOR ALL PUBLIC UTILITY EASEMENTS.
ALL EASEMENTS ARE 12 FEET IN WIDTH UNLESS NOTED OTHERWISE

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT PD
PLANNED DEVELOPMENT
30' PERIPHERY AROUND ENTIRE PROJECT

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

1612 = KINGSPORT G.I.S. ADDRESS ASSIGNMENT

FINAL DEVELOPMENT PLAN
CHASE MEADOWS-PHASE 4

UNITS 42-64
7th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME ALL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.

2-29 20 16
DATE
Kenneth W. Bates
OWNER

GOVERNMENT AND UTILITY ACCESS

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

2-29 20 16
DATE
Kenneth W. Bates
OWNER

CERTIFICATION 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 ENGENEERING MANAGER

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.

2-29 20 16
DATE
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

February 29 20 16
DATE
Constance Campbell
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/ HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

2-29 20 16
DATE
Kenneth W. Bates
OWNER

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 KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION, AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

TENNESSEE
KENNETH W. BATES
No. 1112
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

3/7 20 16
DATE
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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.

2-29 20 16
DATE
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/8 20 16
DATE
KINGSPORT HUMAN & REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 7.169 Acres± TOTAL UNITS 23
ACRES NEW ROAD 0.975 Acres± MILES NEW ROAD 0.14
OWNER CHASE MEADOWS DEVELOPMENT, LLC CIVIL DISTRICT 7TH
SURVEYOR CARTER, CARR & ASSOC. CLOSURE ERROR 1:10000

SCALE: 1"=60'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net

Kingsport Regional Planning Commission **Subdivision Report**
File Number 2021-201-00001

Property Information	Division of lot 1 of the Thomas W. Gray. SR. Subdivision		
Address	1712 Bloomingdale Road		
Tax Map, Group, Parcel	TM 30E, Group C, Parcels 1.00		
Civil District	11th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 2.882		
Major or Minor / #lots	Minor – 2	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner /Applicant Information	**Surveyor Information**
Name: Phillip and Betty C. Willis	**Name:** Saxon & Associates
Address: 1712 Bloomingdale Road	**Address:** 129 Otari Drive
City: Kingsport	**City:** Kingsport
State: TN **Zip Code:** 37660	**State:** TN **Zip Code:** 37664
Email:	**Email:** dansaxon@chartertn.com
Phone Number: N/A	**Phone Number:** 423-245-9926

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends final plat approval for the following reasons:

- **Plat meets the minimum subdivision regulations**

A request for final re-plat of lot 1 for property located inside the City Urban Growth Boundary has been received. The property is located off the corner of Bloomingdale Road and Forest View Road.

The submitted plat divides the 2.882+/- acre tract into two lots. Lot 1 will be 1.523 acres. Lot 2 will be 1.359 acres. Lot 1 and 2 are zoned R1 in Sullivan County. The owner is requesting two variances to section 3.1 and 3.2 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. The "flag pole" lot was made slightly zig zag to accommodate the topography along the top of the high bank resulting in an irregular lot shape. The applicant also request a 25' wide road frontage for an entrance from Forest View Rd to avoid the dangerous downhill curve fronting Bloomingdale Road.

Staff recommends final plat approval of the Division of Lot 1 of the Thomas W. Gray, SR. subdivision property along with the requested variances for irregular lot shape and 25' of road frontage.

Planner:	Garland	Date: 12/22/20	
		Meeting Date:	**January 21, 2021**

1712 Bloomingdale RD
Kingsport, TN 37660
December 17, 2020

Kingsport Regional Planning Commission
201 W Market Street
Kingsport, TN 37660

Ref.: Request for Variance, 1712 Bloomingdale Rd, Tax Map 30E/C/1.00

Ladies/Gentlemen:

I wish to re-subdivide my property in order to give my daughter a place to build a house close by, as my husband and I are elderly. The most viable option seems to make a "flag" lot on the back of our property. If the "flag pole" fronts on busy Bloomingdale RD it will be on a dangerous downhill curve that is already accident prone. My wish is to front the "flag pole" on the side street, Forest View Road. However my property line on that side was made slightly zig zag by a previous re-subdivision to accommodate the topography along the top of a high bank.

My request is to be allowed to make a 25 foot wide "flag pole" entrance from Forest View RD, as shown on the plat, creating a somewhat irregular shaped Lot with a slight zig zag in the "flag pole."

Many thanks for your kind consideration of my request,

Betty C. Wills

Site Map

12/22/2020, 10:13:49 AM

1:2,257

0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Urban Growth Boundary

Web AppBuilder for ArcGIS

Zoned County R-1

12/22/2020, 10:15:18 AM

1:4,514

0 0.05 0.1 0.2 mi

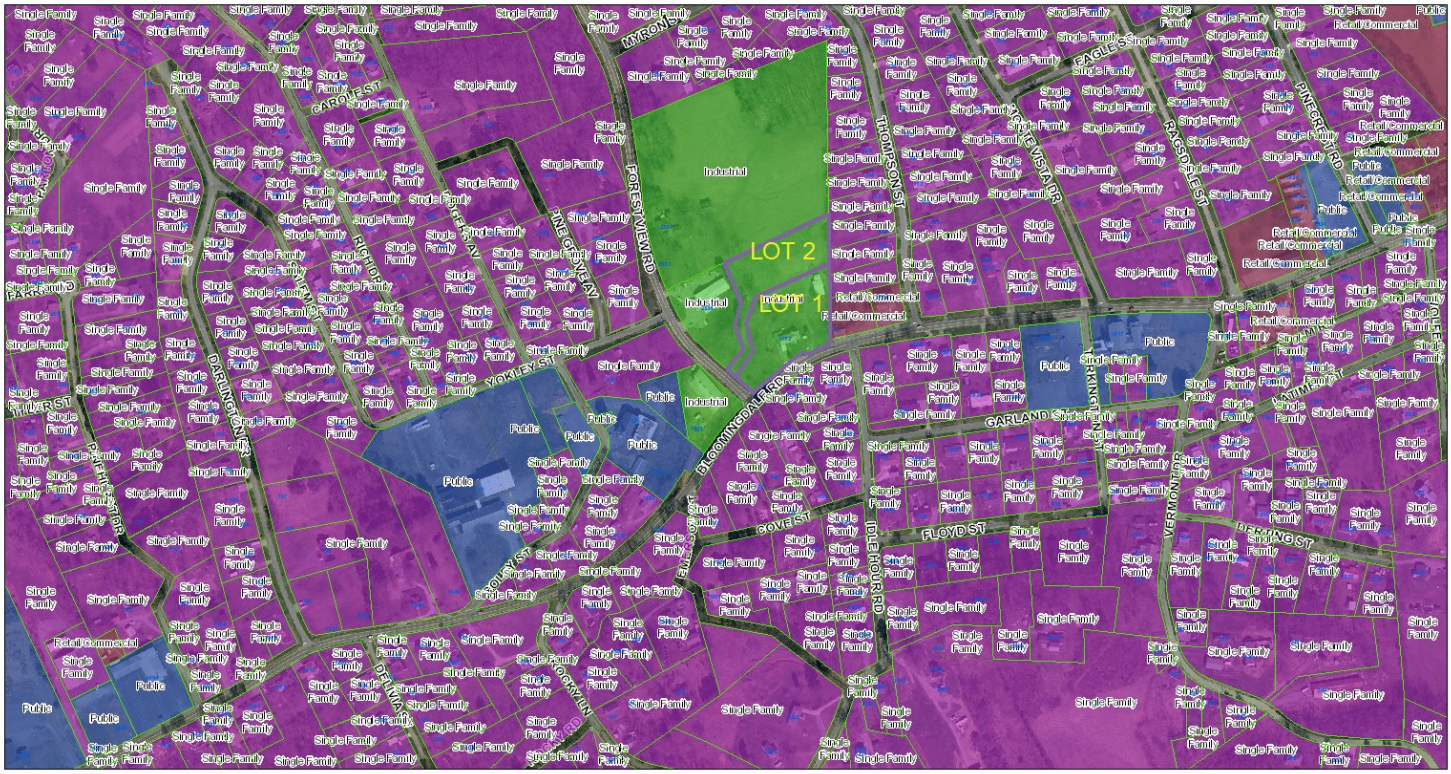
0 0.075 0.15 0.3 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Urban Growth Boundary
Sull Co Zoning
A-1
A-2
AR
B-1
B-3
B-4
M-1
M-2
PBD-3
PBD/SC
PMD-1
PMD-2
PUD
R-1
R-2
R-2A
R-3
R-3A
R-3B
Split

Web AppBuilder for ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 21, 2021

Future Land Use



12/22/2020, 10:16:23 AM

1:4,514

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Urban Growth Boundary
Future Land Use
Agri/Vacant
Single Family
Multi-Family
Industrial
Retail/Commercial
Public
Utilities

Web AppBuilder for ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 21, 2021

Utilities

12/22/2020, 10:18:00 AM

1:4,514

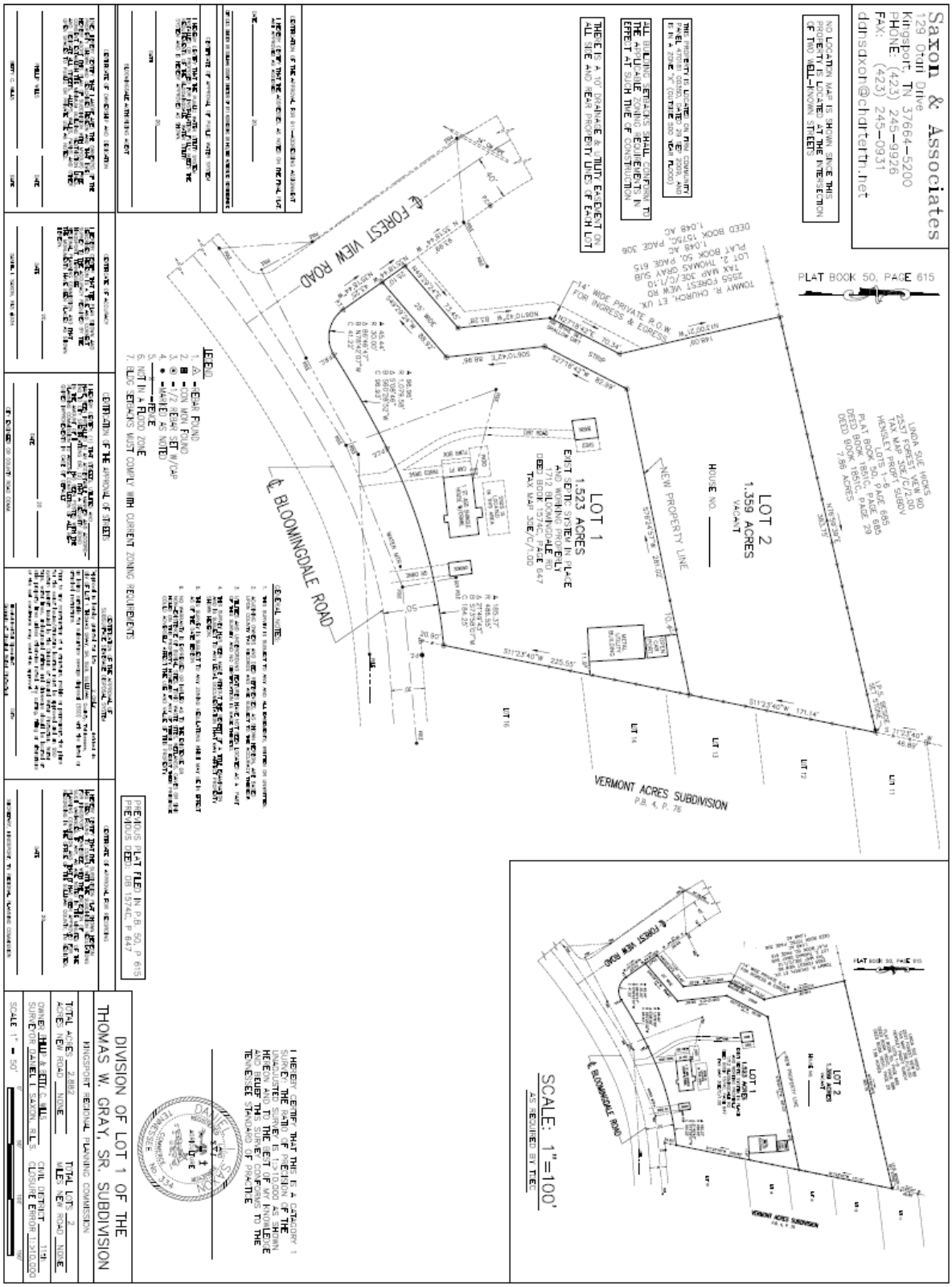
0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Water Lines
Sewer Mains
Urban Growth Boundary

Web AppBuilder for ArcGIS

Water served by Bloomingdale Utilities

11


Saxon & Associates
129 Orun Drive
Kingsport, TN 37664-5200
PHONE: (423) 245-9926
FAX: (423) 245-0931
dansaxon@chartertn.net
PLAT BOOK 50, PAGE 615
FORREST VIEW ROAD
BLOOMINGDALE ROAD
NEW PROPERTY LINE
LOT 1
1.523 ACRES
LOT 2
1.359 ACRES
VACANT
HOUSE NO.
VERMONT ACRES SUBDIVISION
P.B. 4, P. 76
LOT 11
LOT 12
LOT 13
LOT 14
LOT 16
SCALE: 1"=100'
AS REQUIRED BY THE:
DIVISION OF LOT 1 OF THE
THOMAS W. GRAY, SR. SUBDIVISION
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES: 2.882
TOTAL LOTS: 2
ACRES: NEW ROAD: NONE
MILES: NEW ROAD: NONE
OWNER: THOMAS W. GRAY
CIVIL DETAIL: 1:10
SURVEYOR: DANIELL SAXON, RLS
CLOSURE ERROR: 1:10,000
SCALE: 1" = 50'

1712 Bloomingdale Road

View from Forest View Rd

View from Forest View Road

This would be where the new driveway would go

CONCLUSION

Staff recommends final plat approval of the division of Lot 1 of the Thomas W. Gray, Sr. Subdivision along with the irregular lot shape variance and the street frontage variance.

Kingsport Regional Planning Commission **Subdivision Report**
File Number 2021-201-00002

Property Information	Resubdivision of Kelly's Place and Johnie's Place		
Address	422 & 428 Rock City Road		
Tax Map, Group, Parcel	TM 032 Parcels 031.25 & 031.20		
Civil District	10th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 4.895		
Major or Minor / #lots	Minor – 2	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner /Applicant Information	**Surveyor Information**
Name: Justin and Johnie Williams	**Name:** Charles J. Wells
Address: 422 & 428 Rock City Road	**Address:** 4847 Highway 126
City: Kingsport	**City:** Blountville
State: TN **Zip Code:** 37664	**State:** Tn **Zip Code:** 37617
Email:	**Email:** cjwells@matternandcraig.com
Phone Number: N/A	**Phone Number:** 423-782-7196

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends final plat approval for the following reasons:

- **Plat meets the minimum subdivision regulations**

A request for final resubdivision of lot 1 & 2 for property located inside the City's Urban Growth Boundary has been received. The property is located off of Rock City Road.

The submitted plat re-divides the 4.895+/- acre tract. Lot 1-R will be 1.159 acres. Lot 2 will be 3.736 acres. These parcels are zoned R-1 in Sullivan County. The owner is requesting a road frontage variance to section 3.1 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. In this resubdivision they are relocating the dividing line, the back line of 1-R. The road frontage is currently 42.21 feet. The owner of 1-R rejects to give the additional 7.79 feet because that would put a large portion of their driveway on 2-R parcel. The 42.21 road frontage for 2-R is also on the original plat that was recorded in 1996.

Staff recommends final plat approval of the resubdivision of Kelly's Place and Johnie's Place property along with the requested variance.

Planner:	Garland	Date: 12/22/20	
		Meeting Date:	**January 21, 2021**

CHARLES J. WELLS

4847 HWY 126 Blountville, TN 37617
CELL: 423-782-7196

December 15, 2020

Dear Kingsport Planning Commission,

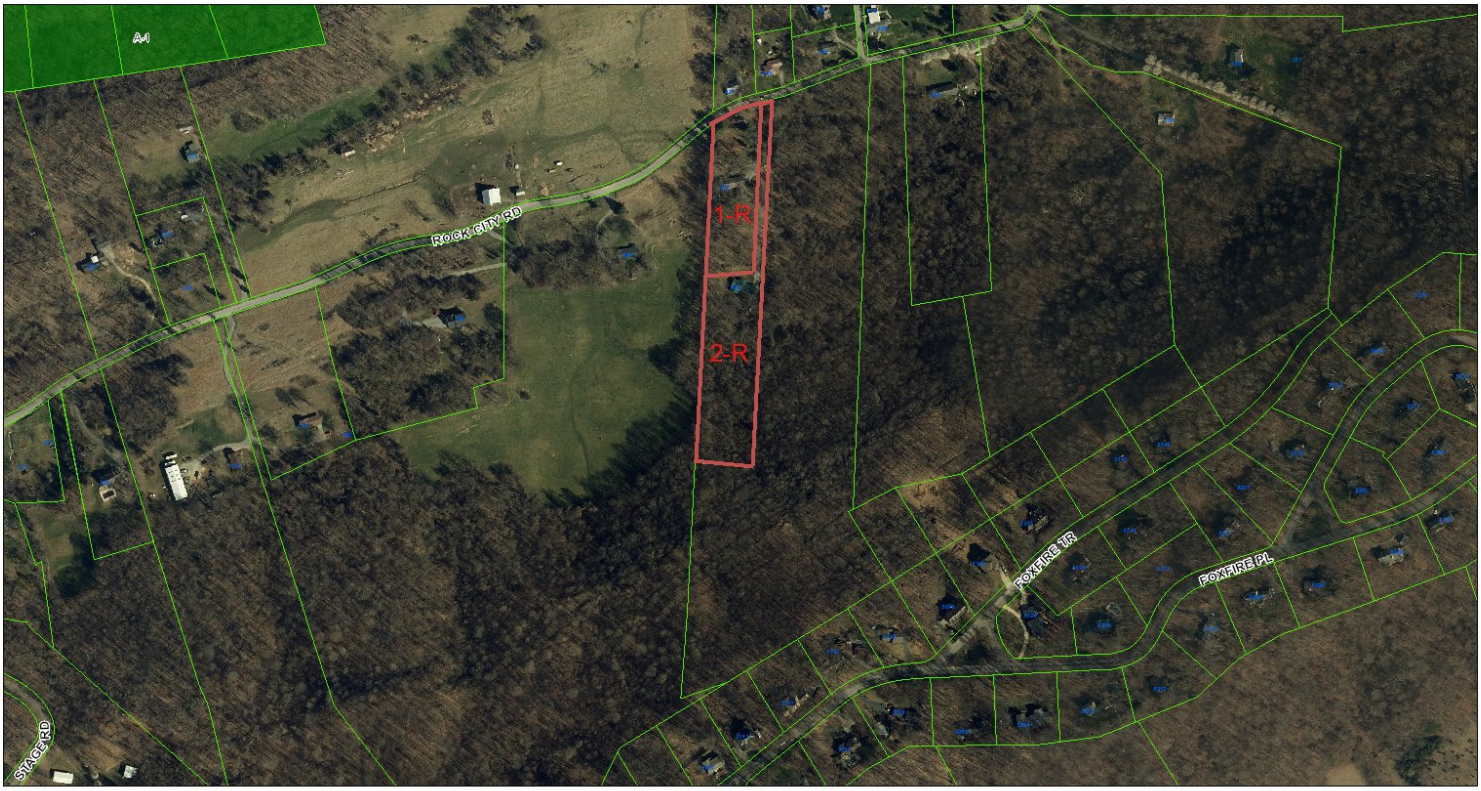
We are asking for a variance, to your regulations, to allow for a lot to have 42.28 Feet of road frontage on Rock City Road. No road frontage will be affected in this resubdivision. In this resubdivision we are relocating the dividing line, back line of Johnie, between Justin and Johnie Williams's properties. Johnie Williams, owner of proposed lot 1-R, rejects to give the additional 8 feet needed because that would put a big part of his driveway onto Justin's property and that would cause more issues. Because we are not changing the original platted road frontage, and the overlapping driveway would cause additional issues, it will be greatly appreciated to have your consideration in this request.

Thank you,

Charles J. Wells

Charles J. Wells
Tennessee RLS 3254

Site Map



12/23/2020, 10:05:22 AM

1:4,514

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Urban Growth Boundary
City Zoning
<Null>
TA/C
R-5
GC
B-2E
A-1
A-2
AR
B-1
B-2
B-3
B-3
B-4
B-4P
B-4P
BC
GC
M-1
M-1R
M-2
MX
P-1
P-D
PBD-3
PBD/*
PD
PMD-1
PMD-2
PUD
PVD
R-1
R-1A
R-1B
R-1C
R-2
R-3
R-3A
R-3B
R-4
Split
TA
TA-C
UAE

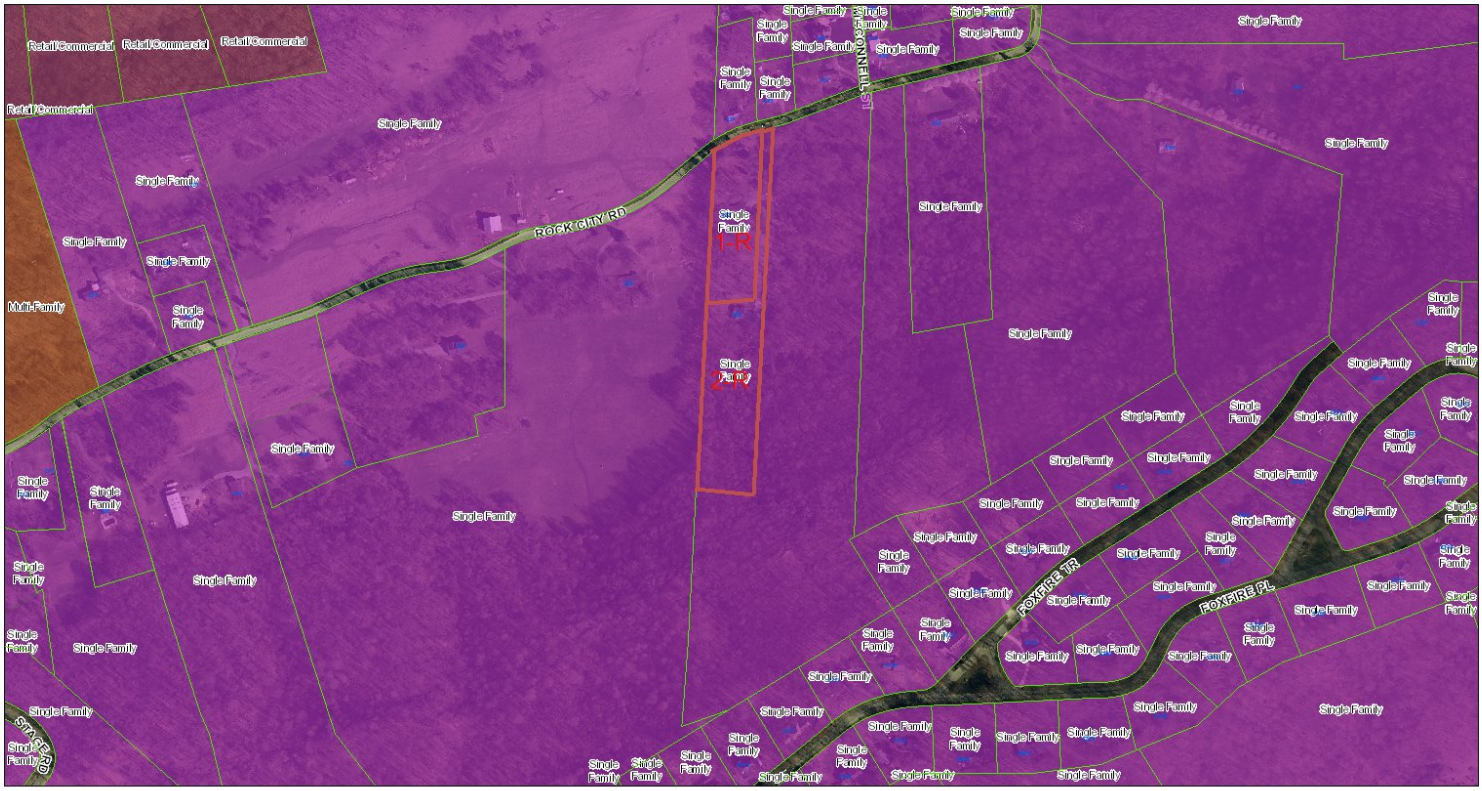
Web AppBuilder for ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 21, 2021

Zoning

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 21, 2021

Future Land Use



12/23/2020, 10:07:50 AM

1:4,514

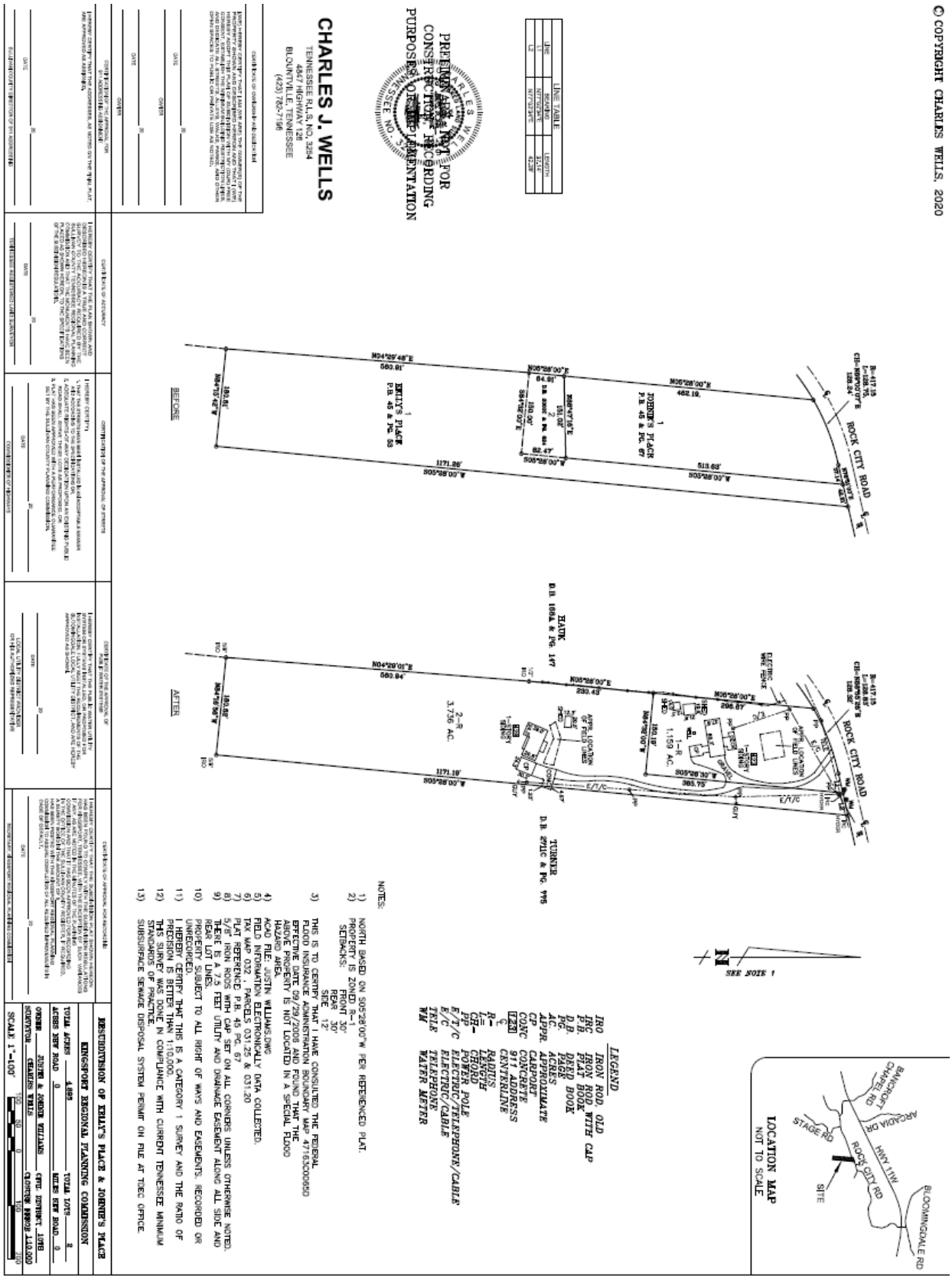
0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Urban Growth Boundary
Future Land Use
Agri/Vacant
Single Family
Multi-Family
Industrial
Retail/Commercial
Public
Utilities

Web AppBuilder for ArcGIS

Utilities

Utilities are served by Bloomingdale



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 21, 2021

422 & 428 Rock City Road

CONCLUSION

Staff recommends final plat approval of the resubdivision of lot 1 & 2 and the road frontage variance.

KINGSPORT
TENNESSEE
Development Services

November 5, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

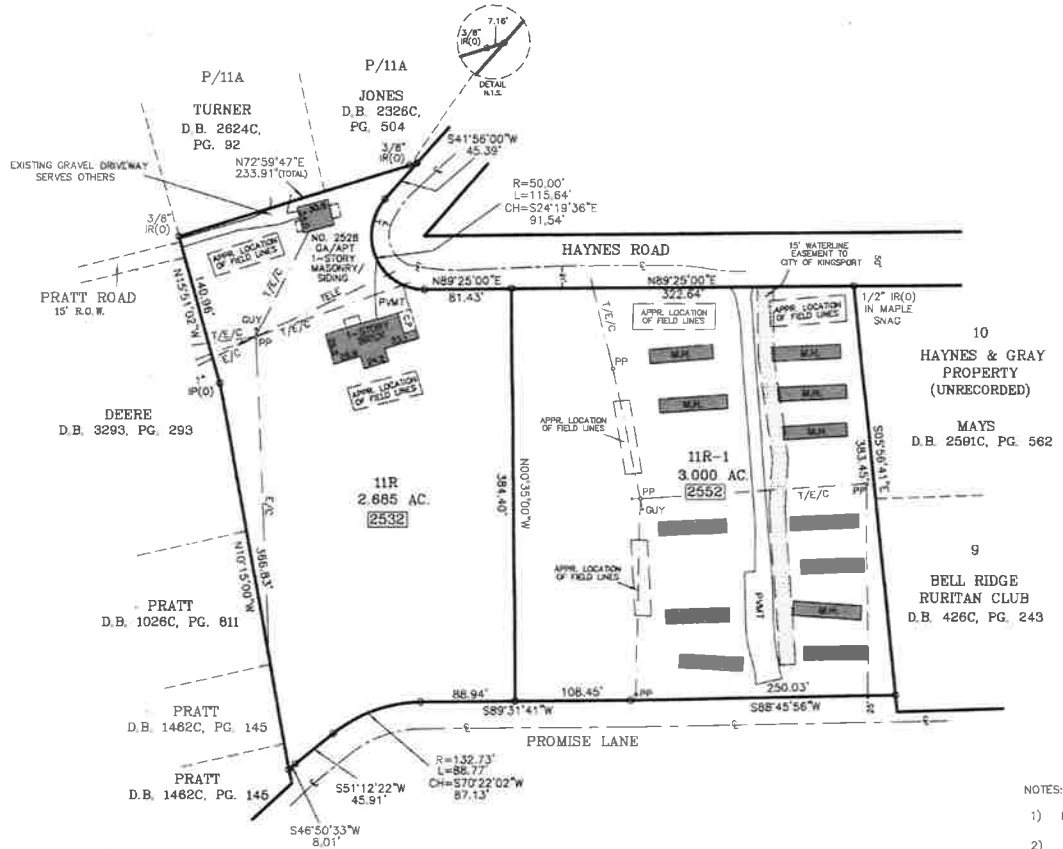
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lot 11 Haynes & Gray Property, located off of Haynes Rd, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020



LOCATION MAP
N.T.S.

LEGEND

IR(O)	IRON ROD (OLD)
IP(O)	IRON PIPE (OLD)
N.T.S.	NOT TO SCALE
D.B.	DEED BOOK
C.P.	CARPORT
PG	PAGE
AC	ACRES
T/E/C	TELEPHONE/ELECTRIC/CABLE
TELE	TELEPHONE
E/C	ELECTRIC/CABLE
M.H.	MOBILE HOME
P.P.	POWER POLE
R=	RADIUS
L=	LENGTH
CH=	CHORD
APPR	APPROXIMATE
℄	CENTERLINE
129	911 ADDRESS

11/05/2020 - 01:44:38 PM
20022284
1 PGS:AL-PLAT BATCH: 233314
PLAT BOOK: P57
PAGE: 340-340

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
SECRETARY OF STATE

NOTES:

1) NORTH BASED ON S10°15'E AS SHOWN ON HAYNES & GRAY PROPERTY SURVEY (UNRECORDED) BY R. STANLEY TRENT, DATED APRIL 24, 1975.
2) PROPERTY IS ZONED R-3
   SETBACKS: FRONT 30'
   REAR 30'
   SIDE 30'
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20--11915
5) ACAD FILE 20--11915 HAYNES.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 12P, "A" PARCEL 1
8) DEED REFERENCE: D.B. 51C, PG. 754
9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
11) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
12) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8698
FAX: (423) 392-8698
E-MAIL: mstrickler@alleyassociates.com

MATTHEW STRICKLER REGISTERED LAND SURVEYOR AGRICULTURE CONSULTING TENNESSEE NO. 2050

RESUBDIVISION OF LOT 11

HAYNES & GRAY PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 5.685 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER HAYNES CIVIL DISTRICT 12TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=80' 80 40 0 80 160

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Haynes 11-30 20 20
OWNER DATE

CERTIFICATION OF THE APPROVAL FOR SEWERAGE SYSTEMS

LOT 11R & 11R-1 HAVE SEPTIC PERMITS ON FILE AT TDEC OFFICE.

LOT 11R
NAME: GLENN HAYNES DATE: OCTOBER 17, 1973
GLENN HAYNES DATE: NOVEMBER 8, 1975

LOT 11R-1
NAME: HAYNES & GRAY DATE: OCTOBER 18, 1973

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

11-4 20 20
DATE
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY

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

11-2 20 20
DATE
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

11-3 20 20
DATE
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

11-2 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

11/5 20 20
DATE
KINGSPORT REGIONAL PLANNING COMMISSION

KINGSPORT
TENNESSEE
Development Services

November 10, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Michael Bare Property, located off of Cedar Branch Rd, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

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 GURANTEE SET BY THE KINGSPORT CITY PLANNING COMMISSION

11-11 20 20
DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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

11-02 2020
DATE

SURVEYOR

(OR)
I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 _____

SURVEYOR TN REG. NO
DATE

LARRY M. CULBERTSON
REGISTERED LAND SURVEYOR
NO. 883
TENNESSEE NO. 883

TN STATE PLANE

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.

2020 Nov 5
DATE

OWNER

OWNER

20
DATE

OWNER

OWNER

CERTIFICATE OF APPROVAL FOR RECORDING CONFIRMATION BY PLANNING DIRECTOR

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

20 11/10/2020
DATE

SECRETARY OF THE KINGSPORT CITY 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

11-4 20 20
DATE

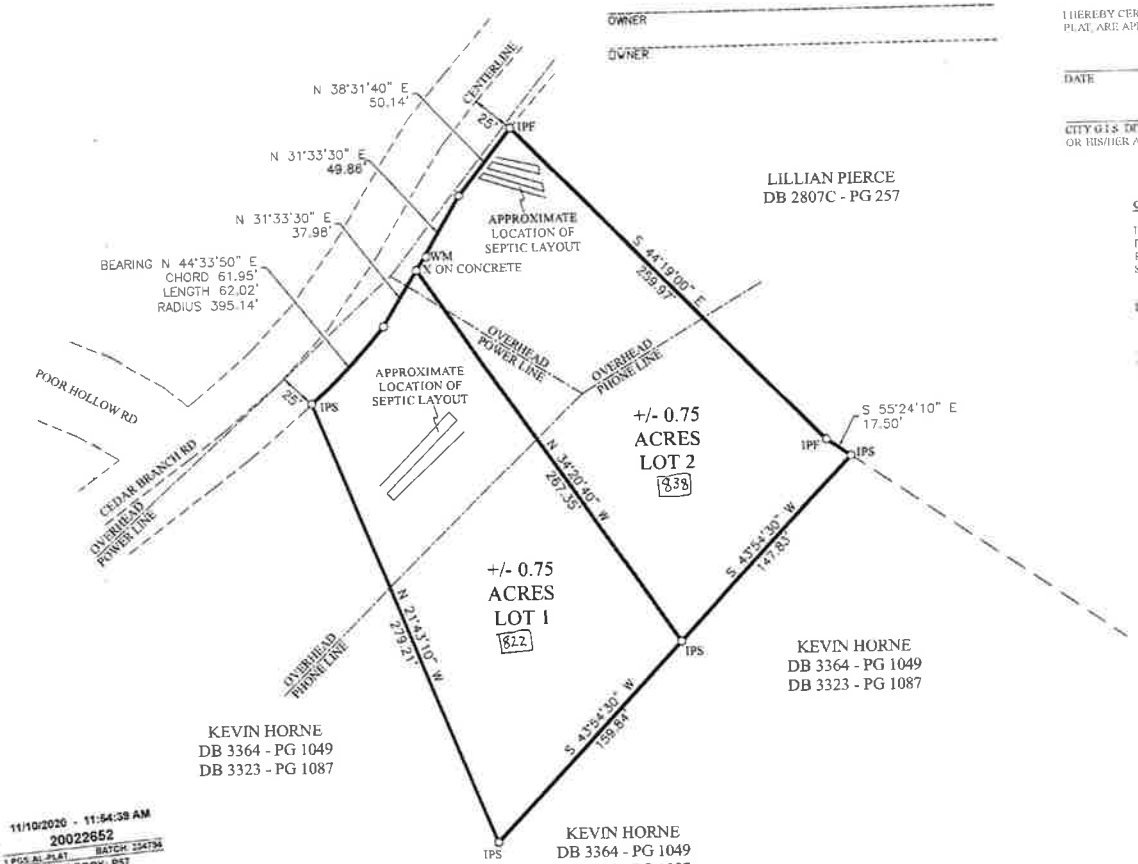
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

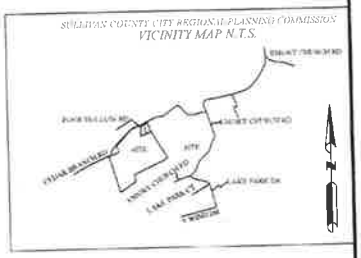
CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

11-9 2020
DATE

AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE





Legend
IPF denotes 1/2" Rebar Found
IPS denotes 1/2" Rebar Set
WM denotes Water Meter

Notes
1. Deed Reference: DB 3364 - PG 1049
DB 3323 - PG 1087
2. TAX MAP: 063 040.00

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

CERTIFICATE OF VERIFICATION OF EXISTING SEPTIC SYSTEM(S) PERMITS

I HEREBY CERTIFY THAT LOT(S) _____ EACH CONTAIN A SEPARATE PERMIT FOR SEPTIC SYSTEM AND THAT FILL LINES SHOWN ARE APPROXIMATE AND ARE CONTAINED ENTIRELY WITHIN EACH LOT(S) AS DESCRIBED AS PART OF THE PLAN OF SUBDIVISION. I (WE) FURTHER CERTIFY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION IS FOR THE AFOREMENTIONED LOT(S) AND SYSTEM(S)

November 5 20 20
DATE

OWNER

OWNER

11/10/2020 - 11:54:39 AM
20022652
1 PGS AL PLAT BATCH: 334794
PLAT BOOK: P57
PAGE: 343-343

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

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

SURVEY FOR: MICHAEL BARE		
Date 09-11-2020	File:BARE-M.DWG Drawn By: CAG	Scale: 1" = 100'
Seventh (7th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 7167

KINGSPORT
TENNESSEE
Development Services

November 12, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

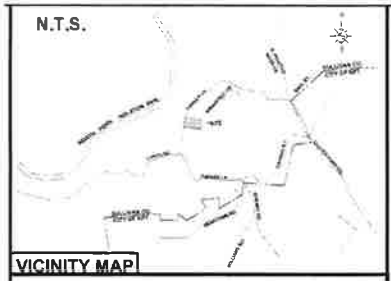
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Mary E. Haynes Subdivision, located off of Parker Lane, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

N.T.S.



VICINITY MAP

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey (Category II) to the accuracy required by the Sullivan County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

NOVEMBER 2, 2020
Date

Surveyor — 2159 TN Reg. No.

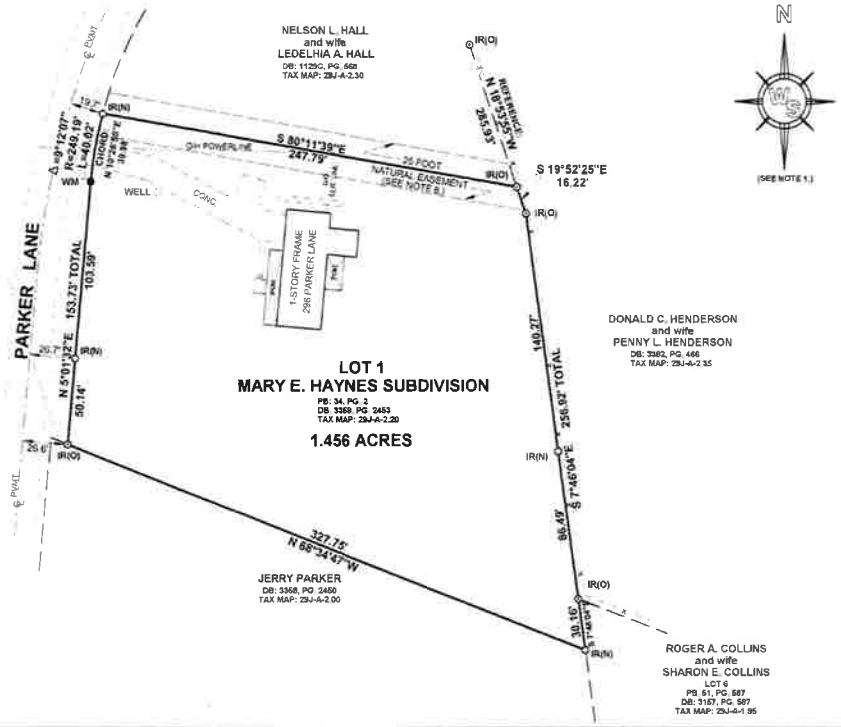
REGISTER OF DEEDS

11/12/2020 - 02:19:55 PM
20022805
1 PGS AL-PLAT BATCH: 234915
PLAT BOOK: P57
PAGE: 346-346

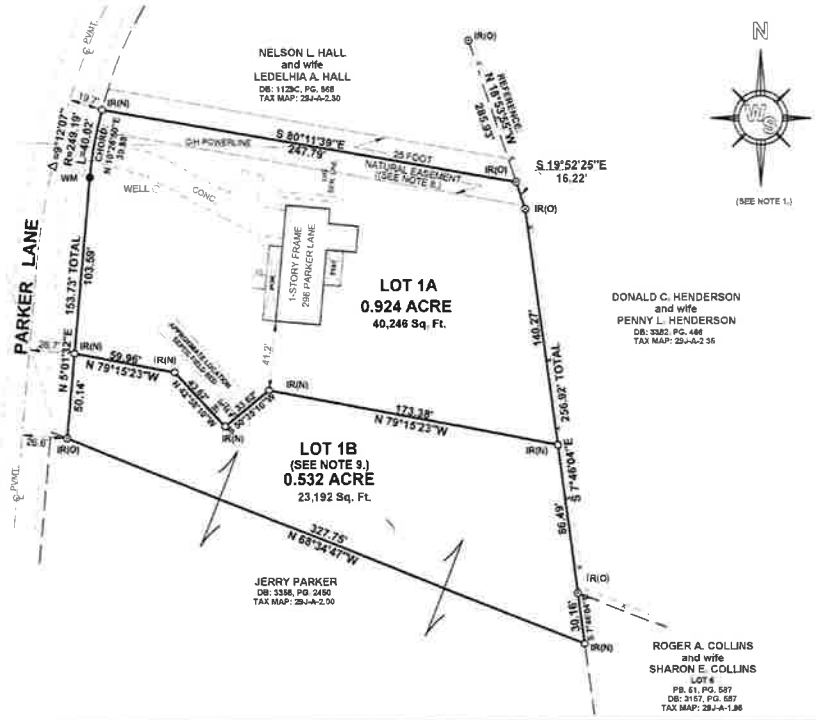
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

BEFORE



AFTER



LEGEND

- ⊙ denotes Monuments as Noted
- ○ denotes Monuments Set this Survey
- ● denotes Monuments NOT Set this Survey (Calculated Points)
- IR(O) denotes Iron Rod Old (1/2" REBAR)
- IR(N) denotes Iron Rod New (1/2" REBAR)

NOTES

1. NORTH REFERENCE: MARY E. HAYNES SUBDIVISION, PB. 34, PG.2.
2. PROPERTY IS SUBJECT TO ANY, EXISTING RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, SETBACK LINES AND OUT CONVEYANCES, WHETHER THEY MAY BE SHOWN OR NOT OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. ACCORDING TO F.I.R.M. MAP NO. 47163C0030D, EFFECTIVE DATE: SEPTEMBER 29, 2006.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE ABSTRACT.
5. THIS PLAT WAS PREPARED FROM A RECENT FIELD SURVEY AND IS BASED ON EXISTING MONUMENTATION.
6. SETBACK LINES SHALL CONFORM TO ANY ZONING REQUIREMENTS IN EFFECT.
7. PROPERTY IS ZONED R-1.
8. INDICATES A DRAINAGE AND UTILITY EASEMENT PER PB. 34, PG. 2.
9. LOT 1B (0.532 ACRE) TO BE COMBINED WITH JERRY PARKER'S EXISTING PROPERTY, DB. 3358, PG. 2450, TAX MAP: 29J-A-2.00.

STORMWATER/UTILITY EASEMENT STATEMENT

There is hereby established an easement area a minimum 7 1/2' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from the improvements on each lot. Such standard easement area is in addition to any other structural or nonstructural stormwater easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Sullivan County Regional Planning Commission.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

11/10/20, 2020
Date

Owner

CERTIFICATE OF APPROVAL FOR RECORDING

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

11/12/2020, 2020
Date

Secretary of the Sullivan County Regional Planning Commission

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 or parcels as proposed, or (3) plat has been approved with a performance guarantee set by the Sullivan County Regional Planning Commision.

11/10, 2020
Date

City Engineer or County Road Commissioner

CERTIFICATE OF THE 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.

11-12, 2020
Date

Local Utility District Provider or His/Her Authorized Representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

_____, 2020
Date

Local Utility District Provider or His/Her Authorized Representative

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

11/10, 2020
Date

Sullivan County Director of 911 Addressing or His/Her Authorized Representative

MARY E. HAYNES SUBDIVISION REPLAT LOT 1

***SULLIVAN COUNTY* REGIONAL PLANNING COMMISSION**

TOTAL ACRES - 1.456	TOTAL LOTS - 2
ACRES NEW ROAD - 0	MILES NEW ROAD - 0
OWNER(S) - JERRY PARKER	COUNTY - SULLIVAN
	CIVIL DISTRICT - 12th
SURVEYOR - STEPHEN A. WHITEN	CLOSURE ERROR - 1: 32,000

DATE : NOVEMBER 2, 2020	PARTY CHIEF : JJW	DRAWN BY : JJW
SCALE : 1" = 50'	CHECKED BY : S.A.W.	REVISED :

50 25 0 25 50 75 100

WHITEN SURVEYING
whitensurveying@gmail.com
139 E. JACKSON ST., STE 3
Gate City, VA. 24251
(423) 292-9144

DRAWING NUMBER
2020-037ws

KINGSPORT
TENNESSEE
Development Services

November 12, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

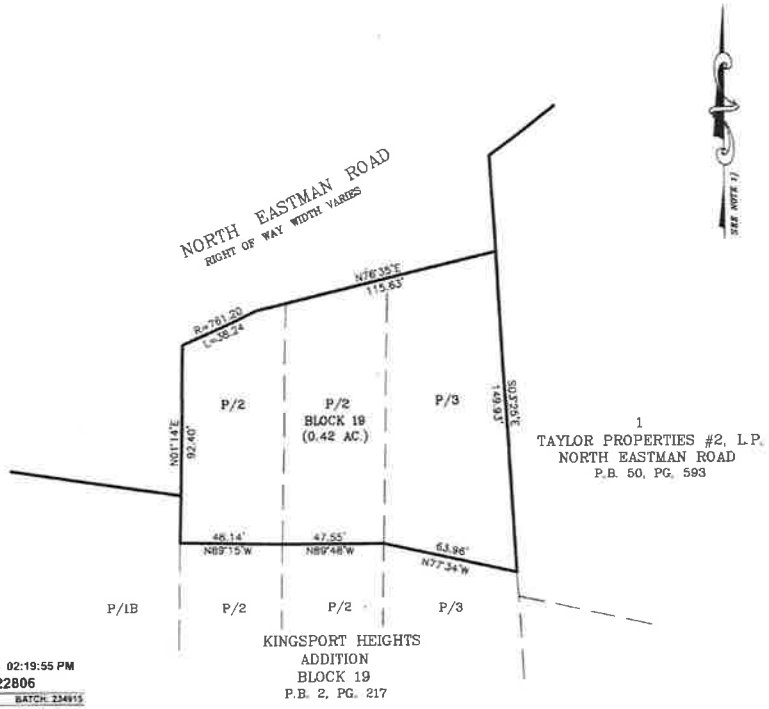
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Part of Lots 2 & 3, Block 10, Kingsport Heights Addition, located off of North Eastman Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

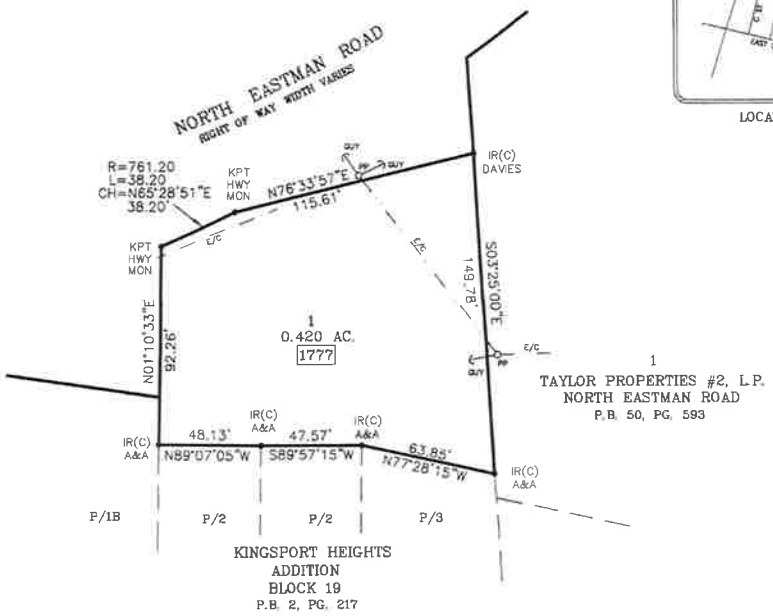
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020



BEFORE



AFTER

LOCATION MAP
N.T.S.

11/12/2020 - 02:19:55 PM
20022806
1 PGS AL-PLAT BATCH: 234915
PLAT BOOK: P57
PAGE: 347-347

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY

NOTES:

1) PRIOR SURVEY BASED ON N. EASTMAN ROAD WIDENING PROJECT TRACTS 53, 55, AND 57
2) BEARINGS BASED ON S03°25'E ALONG TAYLOR PROPERTIES #2 L.P.
3) PART OF TRACTS SHOWN ARE A PORTION OF KINGSPORT HEIGHTS ADDITION AS SHOWN IN PLAT BOOK 2, PAGE 217.

NOTES:

1) NORTH BASED ON S03°25E ALONG TAYLOR PROPERTIES #2, L.P.
2) PROPERTY IS ZONED: B-3
   SETBACKS: FRONT: 20'
   REAR: 30'
   SIDE: N/A'
   SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-12048
5) ACAD FILE 20-12048 BOLTON.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 47P "C" PARCELS 54-56
8) DEED REFERENCE: D.B. 3335, PG 523
9) PRIOR PLAT REFERENCE: P.B. 2, PAGE 217
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.

LEGEND

A&A	*ALLEY & ASSOCIATES*
IR(C)	*IRON ROD, CAP*
PG	*PAGE*
PB	*PLAT BOOK*
HWY	*HIGHWAY*
MON	*MONUMENT*
KPT	*KINGSPORT*
E/C	*ELECTRIC/CABLE*
PP	*POWER POLE*
N.T.S.	*NOT TO SCALE*
R=	*RADIUS*
L=	*LENGTH*
CH=	*CHORD*
AC	*ACRES*
123	*911 ADDRESS*

TIM LINGERFELT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 910

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 11-11- 20 20
Lindsey Bolton
OWNER

CERTIFICATE OF ACCURACY

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

DATE 11-11 20, 20
REGISTERED SURVEYOR

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E. MARKET STREET, KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8696
FAX : (423) 392-8698
E-MAIL: tlingerfelt@alleyassociates.com

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 November 12 20 20
Christina Crawford
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 20
CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 11-10 20, 20
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 11-10 20, 20
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 11/12 20, 20
SECRETARY, KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

RESUBDIVISION OF
PART OF LOTS 2 & 3, BLOCK 19

KINGSPORT HEIGHTS ADDITION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.420	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	BOLTON	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC	CLOSURE ERROR	1:10,000

SCALE 1"=40' 40 20 0 40 80

KINGSPORT
TENNESSEE
Development Services

November 12, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lots 22-A, 22-B, 23-A, and part of Lot 24-A, Block 1, Fairacres Addition, located off of Catawba Sreet, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

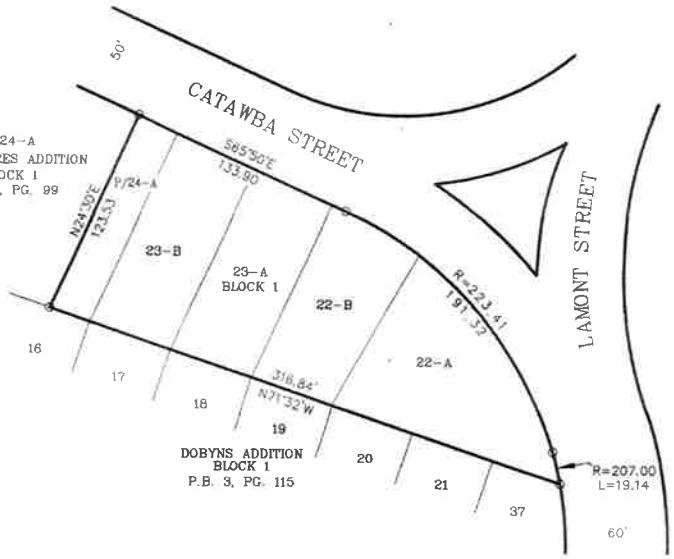
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020

11/12/2020 - 02:19:55 PM
20022804
1 PGS:AL-PLAT BATCH: 234915
PLAT BOOK: P57
PAGE: 345-345

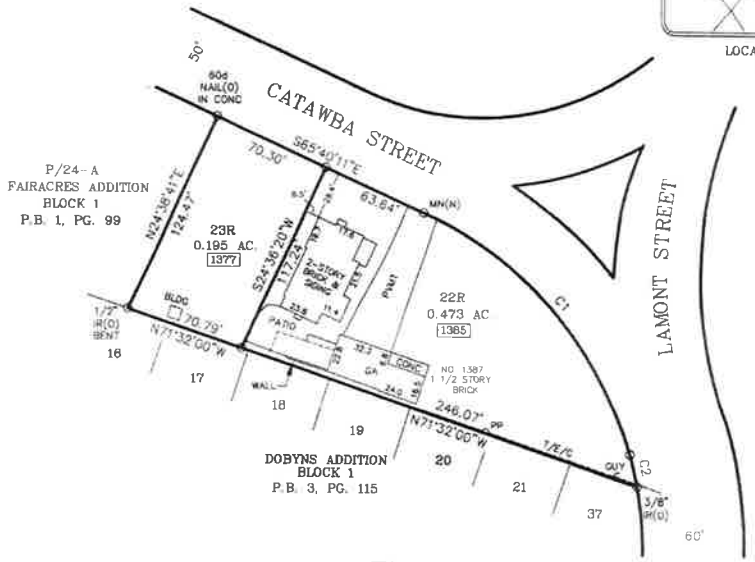
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

LOCATION MAP
N.T.S.



BEFORE



AFTER

SEE NOTE 11

LEGEND

IR(O)	*IRON ROD, OLD*
PG	*PAGE*
PB	*PLAT BOOK*
CONC	*CONCRETE*
N.T.S.	*NOT TO SCALE*
PVMT	*PAVEMENT*
GA	*GARAGE*
PP	*POWER POLE*
AC.	*ACRES*
T/E/C	*TELEPHONE/ELECTRIC/CABLE*
123	*911 ADDRESS*

CURVE	RADIUS	LENGTH	CHORD
C1	223.41'	191.36'	S41°07'53"E 185.57'
C2	207.00'	19.10'	S13°44'50"E 19.09'

ALLEY & ASSOCIATES, INC.
◦ SURVEYORS ◦
243 E MARKET STREET, KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 392-8296
FAX: (423) 392-8888
E-MAIL: matrickler@alleyassociates.com

MATTHEW STRICKLER
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2950

NOTES:

1) NORTH BASED ON PRIOR RECORDED PLAT.
2) PROPERTY IS ZONED R-1B
SETBACKS FRONT 30'
REAR 30'
SIDE 8'
SETBACKS: SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0D450 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-12022
5) ACAD FILE 20-12022 LEONARD.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 46-N "K" PARCEL 18
8) DEED REFERENCE: D.B. 3136, PG 103
9) PRIOR PLAT REFERENCE: P.B. 1, PAGE 99
10) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
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.
14) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

RESUBDIVISION OF
LOTS 22-A, 22-B, 23-A, 23-B
AND PART OF LOT 24-A, BLOCK 1

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 11-11 20 20
OWNER

CERTIFICATE OF ACCURACY

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

11-11 20 20
REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

November 12 20 20
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 20
CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

11-10 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

11-10 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

11/12 20 20
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

FAIRACRES ADDITION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.668 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER LEONARD CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=50'

KINGSPORT
TENNESSEE
Development Services

November 16, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lot 2, Stewart Taylor Lots, located off of East Stone Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

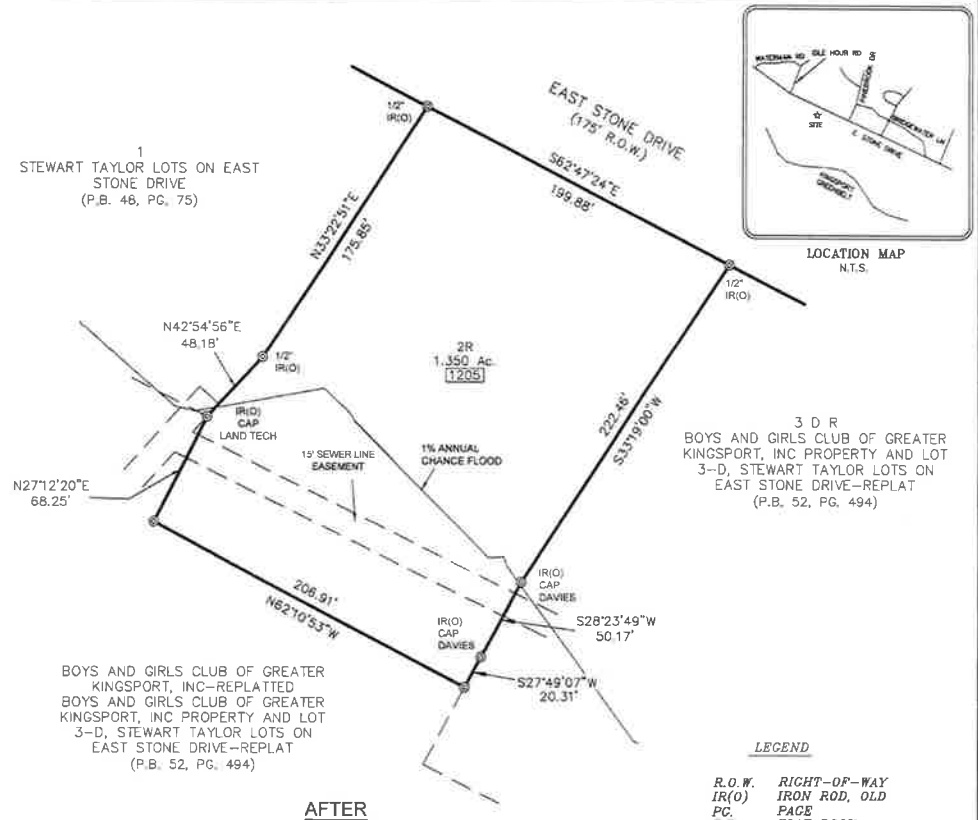
Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020

BEFORE



LOCATION MAP
N.T.S.

AFTER

11/16/2020 - 02:19:39 PM
20023079
1 PGS'AL-PLAT BATCH: 236131
PLAT BOOK: P57
PAGE: 349-349

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

ALLEY & ASSOCIATES, INC.
• SURVEYORS •
243 E. MARKET STREET, KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-6696
FAX : (423) 392-6696
E-MAIL: tlingerfelt@alleyassociates.com

TIM LINGERFELT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 930

LEGEND

R.O.W.	RIGHT-OF-WAY
IR(O)	IRON ROD, OLD
PG.	PAGE
P.B.	PLAT BOOK
D.B.	DEED BOOK
N.T.S.	NOT TO SCALE
AC.	ACRES
123	911 ADDRESS

NOTES:

1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY IS ZONED B3.
SETBACKS: SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
4) JOB NO. 20-12052
5) ACAD FILE 20-12052 ANDES (CHICK-FIL-A).DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 46-L "A" PARCEL 1 & PART OF PARCEL 2.
8) DEED REFERENCE: D.B. 2700C, PG. 384.
9) PRIOR PLAT REFERENCE: P.B. 48, PG. 75, P.B. 52, PG. 494.
10) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
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.
14) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
15) BOYS OF GIRLS CLUB OF GREATER KINGSPORT, INC-REPLATTED HAS APPROXIMATELY 8.4 ACRES REMAINING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER — DATE 11-12-20
OWNER — DATE 11-12-2020

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 11-12 20
REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 11-16 20 20
Jake White
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 20
CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE: 11-11 20
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 11-11 20
KINGSPORT APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 11/16 20
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOT 2

STEWART TAYLOR LOTS ON EAST STONE DRIVE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.350 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER ANDES & BOYS AND GIRLS CLUB OF GREATER KINGSPORT, INC. CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=50'

KINGSPORT
TENNESSEE
Development Services

December 7, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Replat of Lot 2, Express Inc. Property, located off of John B. Dennis Hwy, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

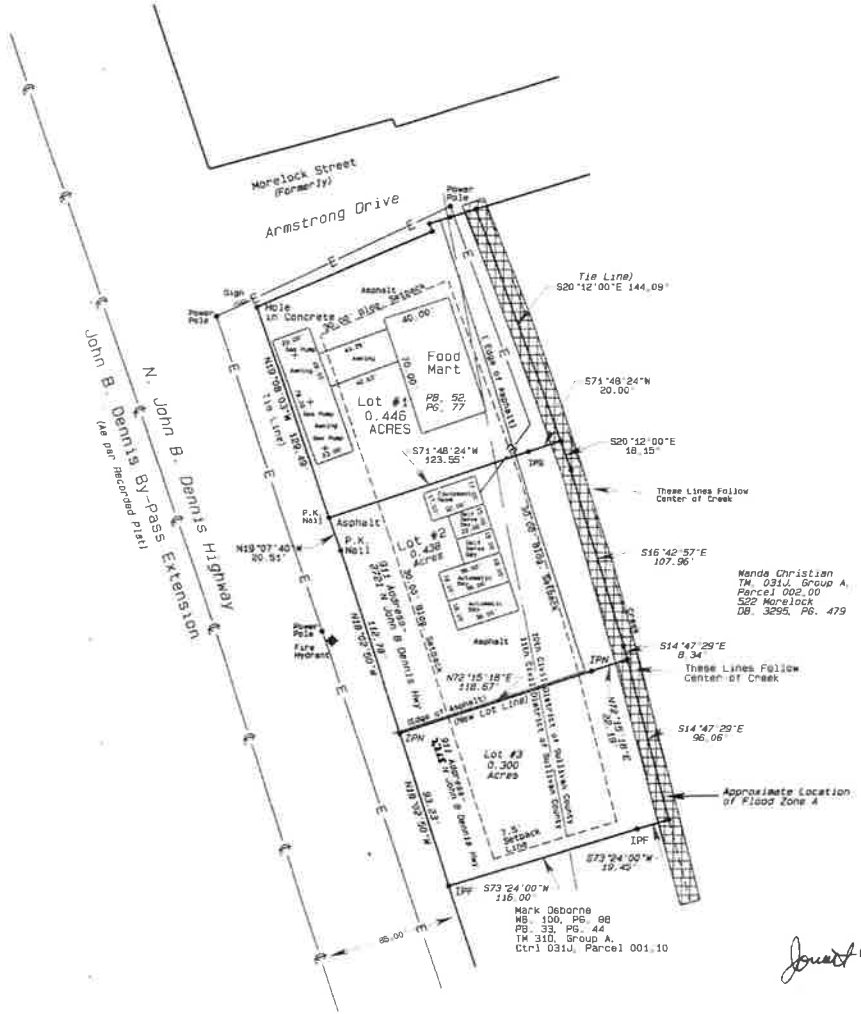
Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

N
W E
S

PB. 52, PG. 77


Morelock Street (Formerly)
Armstrong Drive
John B. Dennis Highway
N. John B. Dennis By-Pass Extension
(As per recorded Plat)
Tie Line)
S20°12'00"E 144.09'
S71°48'24"W 20.00'
S20°12'00"E 18.15'
These Lines Follow Center of Creek
S16°42'57"E 107.96'
Wanda Christian
TM. 031J, Group A,
Parcel 002.00
522 Morelock
DB. 3295, PG. 479
S14°47'29"E 8.34'
These Lines Follow Center of Creek
S14°47'29"E 96.06'
Approximate Location of Flood Zone A
S73°24'00"W 19.40'
S73°24'00"W 116.00'
Mark Osborne
WB. 100, PG. 88
PB. 33, PG. 44
TM 310, Group A,
Ctrl 031J, Parcel 001.10
Food Mart
PB. 52
PG. 77
Lot #1
0.446
ACRES
Lot #2
0.438
Acres
Lot #3
0.300
Acres
Hole in Concrete
Asphalt
Power Pole
Fire Hydrant
Sign
P.K. Nail
N19°07'40"W 20.51'
N19°58'03"W 124.69'
N19°02'00"W 112.78'
N19°02'00"W 93.23'
N72°15'18"E 118.67'
N72°15'18"E 92.18'
Edge of Asphalt
(New Lot Line)
Tie Line
Edge of Asphalt
Setback Line
Setback
Setback
Setback

KINGSPORT
TENNESSEE
Development Services

December 7, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Replat of Lots 906, 907 & 908, located off of Cooper Street, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

LARRY M. CULBERTSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 983

TN STATE PLANE

CERTIFICATE OF APPROVAL FOR RECORDING

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

12-7 20 20
DATE

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

CERTIFICATION OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

12-07 20 20
DATE

CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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

12-7 20 20
DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

(OR)

KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

20
DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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

12-7 20 20
DATE

AUTHORIZING AGENT

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

December 7 2020
DATE

Jallie Carletta Sims
OWNER

OWNER

12/07/2020 - 01:57:59 PM
20024720
1 PGS AL PLAT BATCH 237694
PLAT BOOK: P57
PAGE: 384-384

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
SUPPORT SERVICES

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

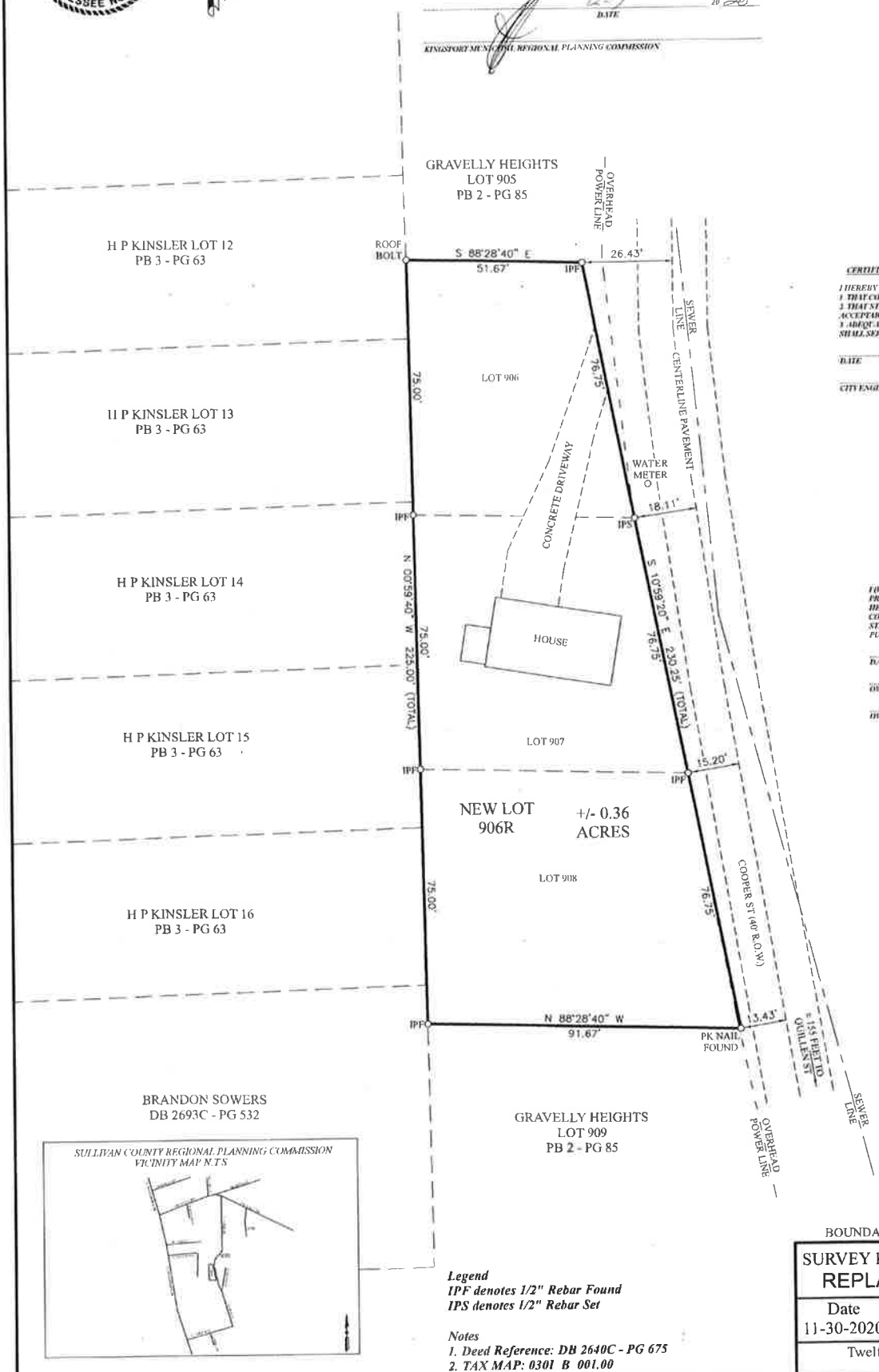
11-30 2020
DATE

SURVEYOR

(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 _____

SURVEYOR TN REG NO
DATE



SULLIVAN COUNTY REGIONAL PLANNING COMMISSION VICINITY MAP N.T.S

0 20 40 60

Legend
IPF denotes 1/2" Rebar Found
IPS denotes 1/2" Rebar Set

Notes
1. Deed Reference: DB 2640C - PG 675
2. TAX MAP: 0301 B 001.00
3. PLATBOOK (PB) 2 - PAGE (PG) 85 - LOTS 906-908
4. OWNER: JALLIE CARLETTA SIMS
5. PROPERTY ADDRESS: 948 COOPER ST

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR:
REPLAT OF LOTS 906, 907, & 908

Date	File:SIMS-C2.DWG	Scale:
11-30-2020	Drawn By: CAG	1" = 20'

Twelfth Civil District — Sullivan County, TN
Kingsport, TN Planning Commission

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

Drawing Number
7217

KINGSPORT
TENNESSEE
Development Services

December 7, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

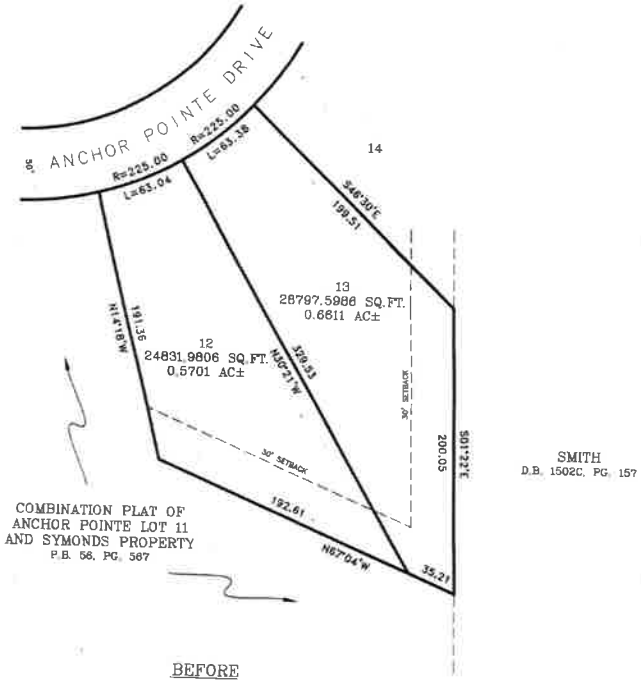
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lots 12 & 13, Anchor Pointe, located off of Anchor Pointe Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

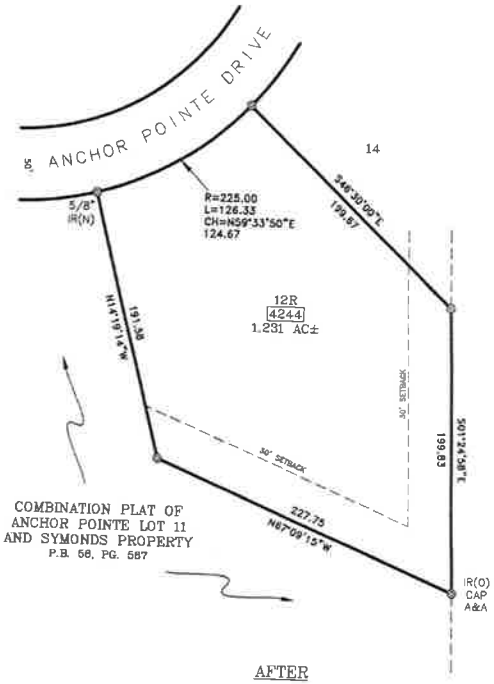
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

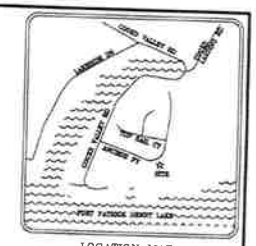
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020



BEFORE



AFTER



LOCATION MAP
N.T.S.

12/07/2020 - 01:57:59 PM
20024721
1 PGS AL-PLAT BATCH: 237694
PLAT BOOK: P57
PAGE: 365-365

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
ADMINISTRATOR OF ELECTIONS

NOTES:
1) ALL PUBLIC UTILITIES ARE WITHIN A 12 FOOT EASEMENT.
2) THERE IS A 12' SEWER EASEMENT FROM MAIN SEWER LINE TO EACH INDIVIDUAL CLEAN OUT.
3) THERE IS A 12' WATERLINE EASEMENT FROM MAIN WATERLINE TO EACH INDIVIDUAL WATER METER.

NOTES:
1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY IS ZONED PD.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-12043
5) ACAD FILE 20-12043 FRIEND.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 077F "A" PARCELS 12 & 13
8) PLAT REFERENCE: P.B. 53, PG. 75
9) DEED REFERENCE: D.B. 3319, PG. 797
10) IRON RODS WITH CAP #1599 ON ALL CORNERS UNLESS OTHERWISE NOTED.
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 CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
14) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
15) ALL PUBLIC UTILITIES ARE WITHIN A 12 FOOT EASEMENT.
16) THERE IS A 12' SEWER EASEMENT FROM MAIN SEWER LINE TO EACH INDIVIDUAL CLEAN OUT.
17) THERE IS A 12' WATERLINE EASEMENT FROM MAIN WATERLINE TO EACH INDIVIDUAL WATER METER.

LEGEND

R=	RADIUS
L=	LENGTH
CH=	CHORD
A&A	ALLEY & ASSOCIATES
IR(N)	IRON ROD, NEW
IR(O)	IRON ROD, OLD
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
N.T.S.	NOT TO SCALE
123	911 ADDRESS

TIM LINGERFELT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2030

ALLEY & ASSOCIATES, INC.
• SURVEYORS •
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX : (423) 392-8898
E-MAIL: tlingerfelt@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Anthony Wayne Friend 11/4/2020
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 KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

12-01 20 20
DATE
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIED WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

TRAFFIC ENGINEERING MANAGER DATE 20

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

12-07 20 20
DATE
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

11-11 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

CITY ENGINEER DATE 20

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

11-11 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

12-7 20 20
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOTS 12 AND 13, ANCHOR POINTE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.231 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER FRIEND
CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC.
CLOSURE ERROR 1:10,000
SCALE: 1"=60' 60 30 0 60 120

KINGSPORT
TENNESSEE
Development Services

December 11, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

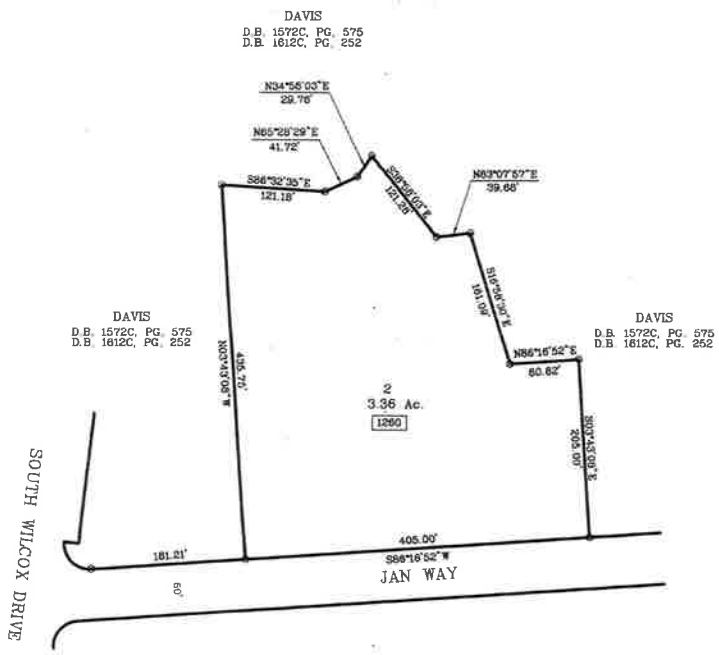
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of the Revision of Lot 2, Springdale Park, located off of Jan Way, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

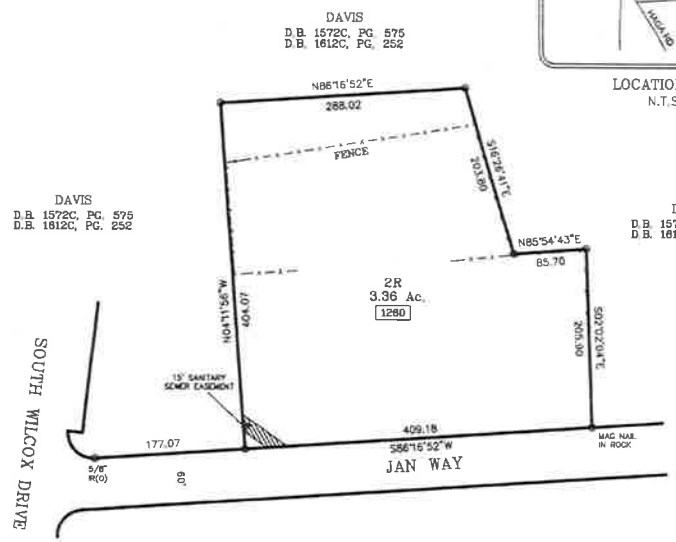
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

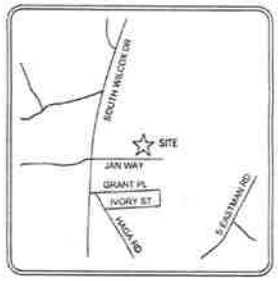
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020



BEFORE



AFTER



LOCATION MAP
N.T.S.

SEE NOTE 1)

12/11/2020 - 11:27:02 AM
20025210
1 PGS:AL-PLAT BATCH: 238070
PLAT BOOK: P57
PAGE: 371-371

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
(TRUSTEE OF DEEDS)

NOTES:

1) *NORTH BASED ON KINGSPORT GEODETIC REFERENCE NETWORK*
2) *PROPERTY IS ZONED M-1R*
   SETBACKS:
   FRONT 50'
   REAR 25'
   SIDE 15'
3) *THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 470184 0015 C EFFECTIVE DATE OCTOBER 16, 1990 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.*
4) *JOB NO. 00-5761*
5) *ACAD FILE 00-5761-LOT2 REVISION.DWG*
6) *FIELD INFORMATION ELECTRONICALLY DATA COLLECTED*
7) *TAX MAP 61-P "B", PART OF PARCELS 1 AND 5*
8) *PLAT REFERENCE: P.B. 51, PG. 503 (PRIOR)*
9) *IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.*
10) *6' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 12' ALONG FRONT OF ALL LOTS.*

LEGEND

IR(O)	IRON ROD, OLD
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
911	911 ADDRESS

NOTES:

1) NORTH BASED ON REFERENCED PLAT
2) PROPERTY IS ZONED M-1R.
   SETBACKS
   FRONT 50'
   REAR 25'
   SIDE 15'
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-11995
5) ACAD FILE 20-11995 DAVIS (JAN WAY)--MINOR.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 076A "C" PART OF PARCEL 3
8) PLAT REFERENCES: P.B. 51, PG. 503
9) JAN WAY WAS DEDICATED IN P.B. 51, PG. 192 AND P.B. 53, PG. 391
10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
13) 7.5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF ALL SIDE LOTS AND A 15' EASEMENT ALONG ALL FRONT AND REAR LOT LINES.
14) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

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

TIM LINGERFELT
REGISTERED LAND SURVEYOR
NO. 2130
TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED December 10 20 20 DATE OWNER	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 20 DATE TRAFFIC ENGINEERING MANAGER	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN 12-16 20 20 DATE KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. 12-10 20 20 DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 12-10 20 20 DATE TENNESSEE REGISTERED LAND SURVEYOR	I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED 20 DATE CITY ENGINEER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
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 12-10 20 20 DATE KINGSPORT AUTHORIZING AGENT	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 12/11 20 20 DATE SECRETARY KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF THE

REVISION OF LOT 2, SPRINGDALE PARK

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.36	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER DAVIS	CIVIL DISTRICT 13TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000

SCALE 1"=100' 100 50 0 100 200

KINGSPORT
TENNESSEE
Development Services

December 16, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lots 18-21 and part of 16-17 of the Oliver Farm, located off of Gravely Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020

"Approval is hereby granted for lots SEE RESTRICTIONS defined as **Resub of Lots 18-21, and Part of Lots 16&17 of The Oliver Farm** (Gravely Rd.) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval."

ESI 11/30/20

Environmental Scientist — Date
Division of Water Resources

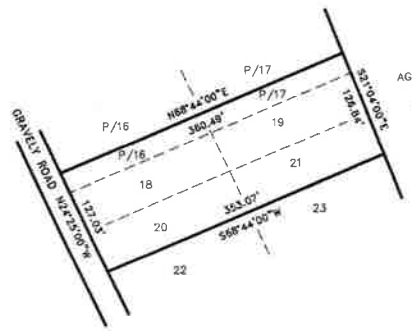
The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources **before** any construction begins.

B.) **Lot 18R** has adequate suitable soil to install and duplicate a **3(Three) bedroom** conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.

C.) **Lot 18R** has specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. **Prior to construction** the property owner needs to contact this office in order to insure proper house site location.

D.) There shall be a **50**-foot setback between all wells or springs and all SSD systems or duplication area.

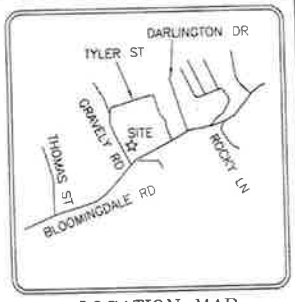


AGAPE LIFE CHRISTIAN FELLOWSHIP
D.B. 587C, PG. 467

BEFORE

AGAPE LIFE CHRISTIAN FELLOWSHIP
D.B. 587C, PG. 467

AFTER



LOCATION MAP
N.T.S.

SEE NOTE 1)

LEGEND

IP(0)	IRON PIPE (OLD)
IR(0)	IRON ROD (OLD)
AC	ACRES
N.T.S.	NOT TO SCALE
D.B.	DEED BOOK
PG	PAGE
℄	CENTERLINE
123	911 ADDRESS

12/16/2020 - 08:36:20 AM
20025528
1 PGS:AL-PLAT BATCH: 238300
PLAT BOOK: P57
PAGE: 372-372

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

NOTES:
1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY IS ZONED R-1
SETBACKS: FRONT 30'
REAR 30'
SIDE 12'
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0350 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-12009
5) ACAD FILE 20-12009 CRAWFORD.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 030K, "D" PARCEL 021.20
8) DEED REFERENCE: D.B. 3298, PG. 379
9) PLAT REFERENCES: P.B. 1, PG. 103
10) 5/8" IRON RODS WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
14) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

BRYAN SAUCEMAN
REGISTERED LAND SURVEYOR
XV
SIGNATURE
NO. 2646
TENNESSEE
TENNESSEE NO. 2646
12/11/2020

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8696
FAX : (423) 392-8698
E-MAIL: bsauceman@alleyassociates.com

RESUBDIVISION OF LOTS 18-21, AND
PART OF LOTS 16&17 OF THE OLIVER FARM

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.008 — TOTAL LOTS 1
ACRES NEW ROAD 0 — MILES NEW ROAD 0
OWNER RILEDSIDE — CIVIL DISTRICT 10TH
SURVEYOR ALLEY & ASSOCIATES, INC. — CLOSURE ERROR 1:10,000
SCALE 1"=100' (100 50 0 100 200)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

D.H. Bloc 12/8 20 21
OWNER — DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

11/30 20 20
DATE
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY

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

12/11 20 20
DATE
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

11/30/2020 20 20
DATE
COMMISSIONER OF HIGHWAYS

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 LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

12-1 20 20
DATE
BLOOMINGDALE UTILITY DISTRICT

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 WAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED. A SURETY BOND IN THE AMOUNT OF $ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

12/11 20 20
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

KINGSPORT
TENNESSEE
Development Services

December 21, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Division of Ph 1 & 2, The Retreat at Meadowview, located off of Enterprise Place, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

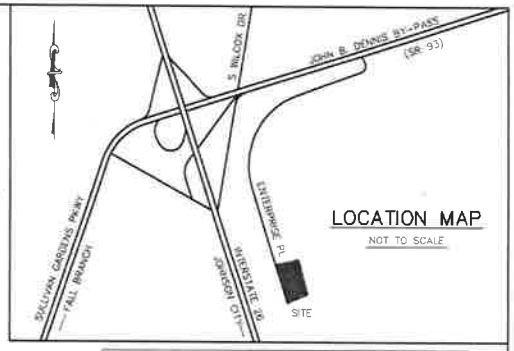
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Saxon & Associates
129 Otari Drive
Kingsport, TN 37664-5200
PHONE: (423) 245-9926
dansaxon@chartertn.net

GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.
4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON.
5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES, TOXIC WASTE SITES, WETLANDS, CAVES OR SINK HOLES ON THIS PROPERTY, HOWEVER IF ANY OF THESE DO EXIST THEIR PRESENCE COULD ADVERSELY AFFECT THE USE AND VALUE OF THIS PROPERTY.



LOCATION MAP
NOT TO SCALE

This Property is Located on FIRM Community Panel 470184 0235D, Dated 29 Sep 2006, and is in a Zone "X" (outside 500 year flood)

Zoning information provided by a letter from the City of Kingsport Development Services dated August 12, 2020, and the City of Kingsport Zoning Ordinance.

ZONING REQUIREMENTS

R-3 ZONE (LOW DENSITY APARTMENT DISTRICT)
1. NO SETBACK REQUIREMENTS
2. 1-1/2 PARKING SPACES MINIMUM PER LIVING UNIT
3. 15 LIVING UNITS MAXIMUM PER ACRE

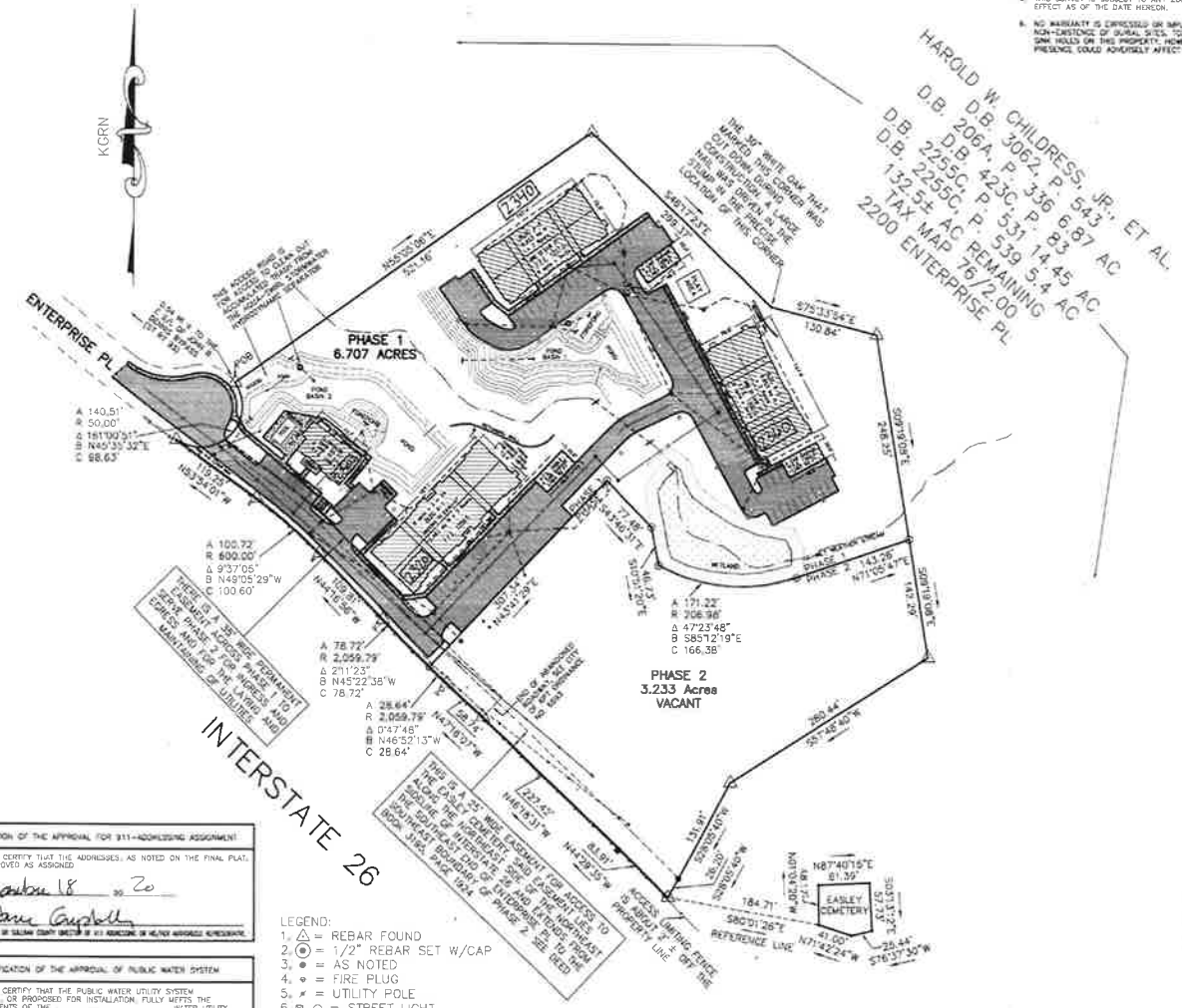
Phase 1 has 72 Living Units and 117 Parking Spaces

117/72 = 1.625 Paking Spaces per Living Unit

Phase 1 has 6.707 Acres
72/6.707 = 10.74 Living Units per Acre

Total Building Footprints = 0.869 Acres in Phase 1
0.869 / 6.707 = 0.1296 = 12.96% Covered by Buildings

IN ORDER TO SERVE ANY FUTURE DEVELOPMENT OF PHASE 2 EASEMENTS OVER, UNDER, AND ACROSS PHASE 1 ARE REQUIRED FOR ALL UTILITIES SERVING PHASE 2, SUCH AS ELECTRIC, WATER, STORMWATER, COMMUNICATION WIRING, SANITARY SEWERS, ETC., AS WELL AS A 35 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, AS NOTED HEREON ELSWHERE



LEGEND:
1. △ = REBAR FOUND
2. ⊙ = 1/2" REBAR SET W/CAP
3. ● = AS NOTED
4. = FIRE PLUG
5. ✗ = UTILITY POLE
6. = STREET LIGHT
7. = ACCESS CONTROL FENCE
8. ■ = CONCRETE MONUMENT
9. = CATCH BASIN W/STORM SEWER PIPING
10. = SANITARY SEWER
11. = WATER LINE

12/21/2020 - 01:47:10 PM
20025973
1 PGS AL-PLAT BATCH: 238668
PLAT BOOK: P57
PAGE: 382-382

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

I HEREBY CERTIFY THAT THIS IS A CATACORY 1 SURVEY; THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:>10,000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD OF PRACTICE.

12/5/20

DANIEL NEWTON SAXON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
TENNESSEE NO. 3134

OWNERS' MAILING ADDRESS:
THE RETREAT AT MEADOWVIEW
5584 BOBBY HICKS HWY, STE 1
GRAY, TN 37615

LEGAL DOCUMENTS:
PLAT BOOK 55, PAGE 396
DEED BOOK 3195, PAGE 1885
DEED BOOK 3195, PAGE 1924
CITY OF KPT ORDINANCE #6593

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 December 18, 20 20

SIGNATURE OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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 12-18, 20 20

AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER _____ DATE _____

KEVIN YOUNG DATE 12/17/20

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 DEC 5, 20 20

DANIEL I. SAXON, RLS #334

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 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 THE APPROVAL OF SEWERAGE SYSTEMS:

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

DATE 12-18, 20 20

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

BY _____

KINGSPORT 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 MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY, TENNESSEE REGISTER. 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 12/21, 20 20

SECRETARY KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

DIVISION OF PHASE 1 AND PHASE 2
THE RETREAT AT MEADOWVIEW, LLC
TAX MAP 91, PARCEL 35.00

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES	9.940	TOTAL LOTS	2
ACRES NEW ROAD	NONE	MILES NEW ROAD	NONE
OWNER	THE RETREAT AT MEADOWVIEW, LLC	CIVIL DISTRICT	13th
SURVEYOR	DANIEL I. SAXON, RLS #334	CLOSURE ERROR	1:>10,000

SCALE 1" = 100' 0' 100' 200' 300'

SEE DRAWING 1-1112.DWG

AUTOCAD FILE: 1-1130.DWG, COORDINATE FILE: 1-882.CRD, FOLDER 181

KINGSPORT
TENNESSEE
Development Services

December 21, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Replat of Lot 39R, The Islands at Old Island, located off of Golf Ridge Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

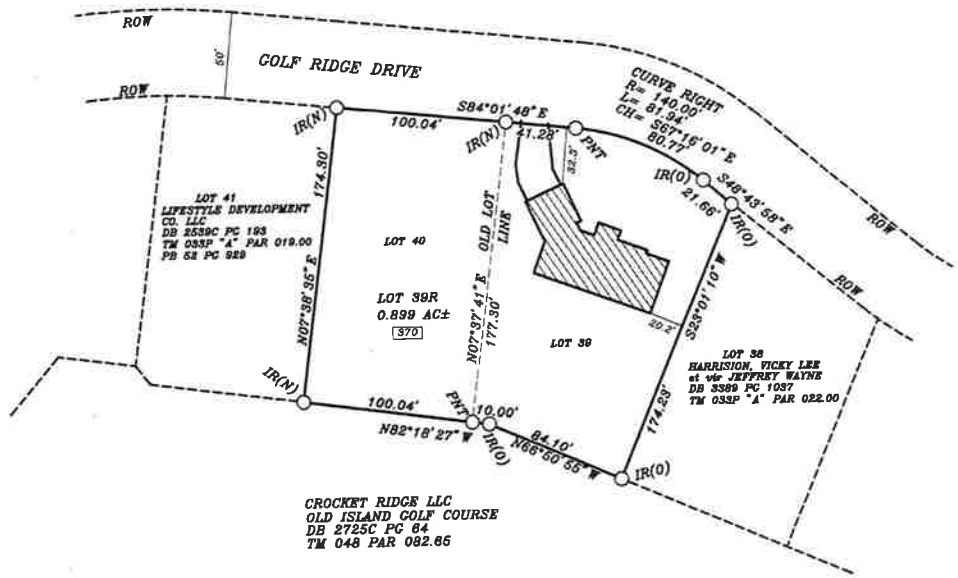
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

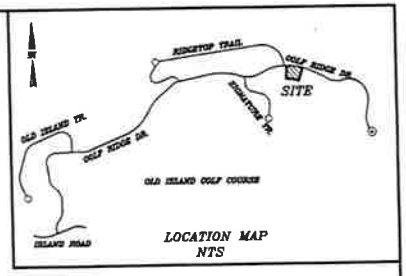
NOTES:
1) BEARINGS ARE BASED ON SUBDIVISION MAP RECORDED IN PB 52 PG 824, 835, AND 826.
2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0070D, EFFECTIVE DATE SEPT. 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3) TAX MAP 033P, GROUP A, PARCEL 021.00 (LOT 39) AND PARCEL 020.00 (LOT 40)
4) REFERENCE DEED: DB 3416 PG 2033 TRACT 1 LOT 39 TRACT 2 LOT 40
5) PROPERTY ZONED: R1-B RESIDENTIAL
6) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
7) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSPORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
8) 370 = 911 ADDRESS.
9) FIELD BOOK: 183-15
10) ACAD FILE NAME: 20-8712McELROY.dwg
11) INTENT OF THIS PLAT IS TO CONSULATE LOTS 39 AND 40 ALSO TO RELEASE ALL ASSOCIATED EASEMENTS AND SETBACKS OF THE FORMER INTERIOR LOT LINE.

LEGEND:

IR(O)	EXISTING 5/8" IRON ROD
IR(N)	NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
PNT	CALCULATED POINT



CROCKET RIDGE LLC
OLD ISLAND GOLF COURSE
DB 2725C PG 64
TM 048 PAR 082.65



LOCATION MAP
NTS

12/21/2020 - 01:45:00 PM
20025972
1 PGS:AL-PLAT BATCH: 238654
PLAT BOOK: P57
PAGE: 361-381

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

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

Surveyor
Tenn. Reg. No. 891

MIZE & ASSOCIATES SURVEYORS
P.O. Box 485
Blountville, Tennessee 37617
423-384-4562

JOHN R. MIZE
TENNESSEE REGISTERED LAND SURVEYOR
12/18/20
TENN. LICENSE NO. 891

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

21 DEC 20
DATE

KINGSPORT AUTHORIZING REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

December 18 20
DATE

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

December 18 20
DATE

OWNER

OWNER

CERTIFICATE OF ACCURACY

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

DEC 18 20
DATE

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

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.

DATE 20

CITY ENGINEER

CERTIFICATION 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 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

21 DEC 20
DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

12/21 20
DATE

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT of LOT 39R The Islands at Old Island

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.899 AC±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
CITY	KINGSPORT	COUNTY	SULLIVAN
STATE	TENN.		
OWNER	McELROY, EDWIN & CYNTHIA	CIVIL DISTRICT	7th
SURVEYOR	JOHN R. MIZE TN RLS 891	CLOSURE ERROR	1:10,000+

SCALE 1"= 50' 50 0 50 100

KINGSPORT
TENNESSEE
Development Services

December 29, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

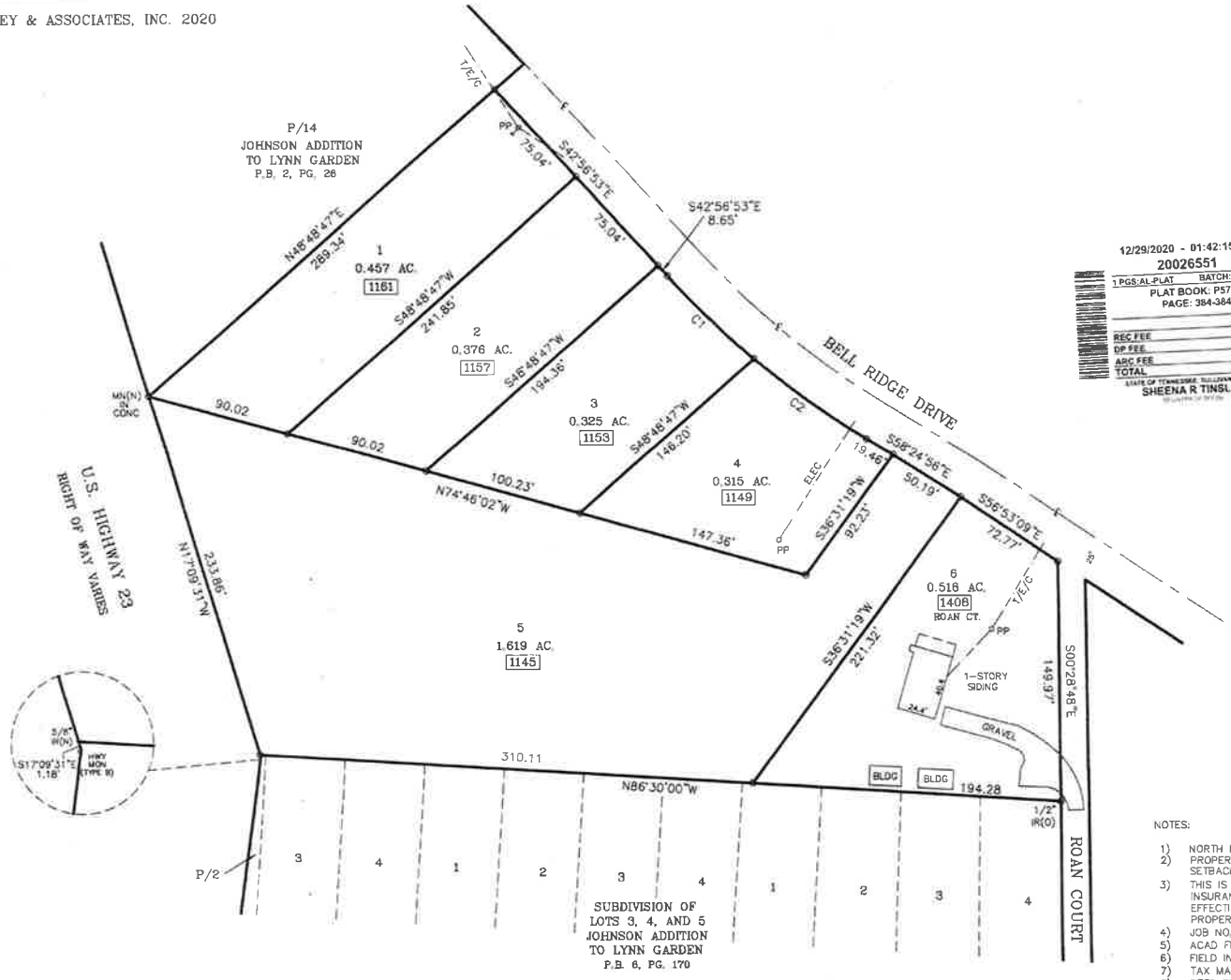
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Johnson Addition to Lynn Garden, located off of Bellridge Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

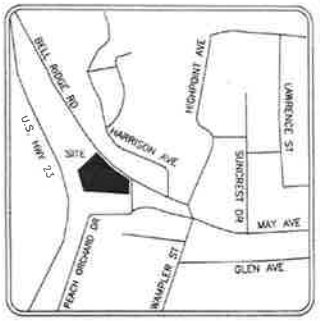
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020



12/29/2020 - 01:42:15 PM
20026551
1 PGS:AL-PLAT BATCH: 239108
PLAT BOOK: P57
PAGE: 384-384

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY



LOCATION MAP
N.T.S.

LEGEND

IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW)
MN(N)	MAG NAIL (NEW)
HWY	HIGHWAY
MON	MONUMENT
CONC	CONCRETE
N.T.S.	NOT TO SCALE
D.B.	DEED BOOK
PG	PAGE
AC	ACRES
T/E/C	TELEPHONE/ELECTRIC/CABLE
E/C	ELECTRIC/CABLE
P.P.	POWER POLE
BLDG	BUILDING
℄	CENTERLINE
123	911 ADDRESS

CURVE	RADIUS	LENGTH	CHORD	
C1	600.48'	75.23	S46°32'14"E	75.19
C2	600.48'	86.87	S54°16'16"E	86.80

NOTES:

1) NORTH BASED ON N86°30'W AS SHOWN ON PRIOR REFERENCED PLAT.
2) PROPERTY IS ZONED R-3
SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-12029
5) ACAD FILE 20-12029 HOWARD.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 29C, "B" PARCEL 14
8) DEED REFERENCE: D.B. 3385, PG. 1402
9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
11) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
12) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

MATTHEW STRICKLER
REGISTERED LAND SURVEYOR
AGRICULTURE
COUNTY
TENNESSEE NO. 2650

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX : (423) 392-8898
E-MAIL: mstrickler@alleyassociates.com

RESUBDIVISION OF PART OF LOTS 12 & 13
JOHNSON ADDITION TO LYNN GARDEN
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.610 TOTAL LOTS 6
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER CEDAR KNOLLS, LLC CIVIL DISTRICT 12TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=50' 50 25 0 50 100

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE 12/23 20 20

CERTIFICATION OF THE APPROVAL FOR SEWERAGE SYSTEMS

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 12-23 20 20
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 12-29 20 20
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY

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

DATE 12-22 20 20
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

20
CITY ENGINEER

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

DATE 12-27 20 20
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 12/29 20 20
KINGSPORT REGIONAL PLANNING COMMISSION

KINGSPORT
TENNESSEE
Development Services

December 29, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Replat of Lots 7 & 8 Echo Valley Section B, located off of Beechwood Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

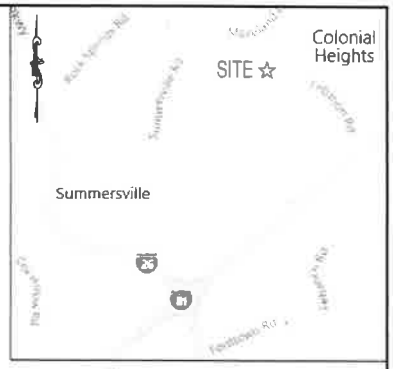
Sincerely,

Ken Weems,
Zoning Administrator

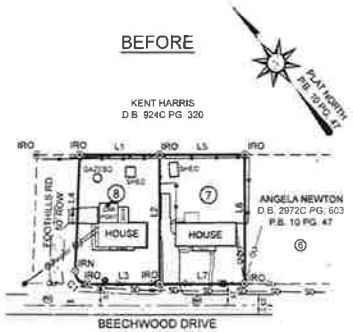
C: Kingsport Regional Planning Commission

NOTES

* All areas calculated by coordinate computation method.
* This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
* This survey may be subject to all rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded.
* No underground utilities where surveyed. Any underground utilities shown are drawn based on information from the owner and have not been verified.
* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
* All future construction will conform to the requirements of the City of Kingsport Zoning Resolution in effect at the time of construction.
* The subject property lies within Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain as shown on Flood Insurance Rate Map No. 47163C0235D dated 9/29/2006.
* House on Lot 8 located at overhang.
* Setbacks per Plat Book 10 Page 47: Lot 8, 15' along Foothills Rd. Lots 7 and 8 have a 30' Front Setback.



BEFORE



8
ELLA JOHNS
DEED BOOK 3314 PAGE 21
PLAT BOOK 7 PAGE 113
LOT 8, BLOCK J, SECTION B
0.332± ACRES

7
MITZI J. ROBBINS
DENNIS A. ROBBINS
DEED BOOK 1100C PAGE 360
PLAT BOOK 7 PAGE 113
LOT 7, BLOCK J, SECTION B
0.344± ACRES

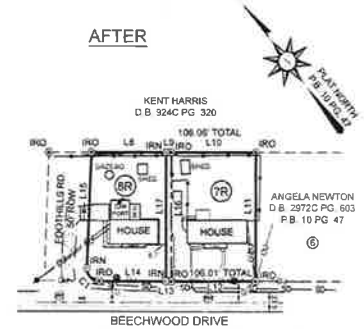
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	DEGREE OF CURVE
C1	23.27'	14.49'	92°00'48"	N 06°11'34" W	20.85'	15.01'	0°24'58"

LINE	BEARING	DISTANCE
L1	S 52°14'12" E	94.14'
L2	S 37°49'00" W	150.01'
L3	N 52°11'58" W	84.84'
L4	N 40°01'06" E	135.05'
L5	S 52°14'12" E	99.97'
L6	S 37°50'17" W	150.02'
L7	N 52°13'53" W	99.92'

Legend

- 1/2" Rebar Found (IRO)
- 5/8" Rebar Set w/cap (IRN)
- Clean Out
- Utility Pole
- Water Valve
- Water Meter
- Sanitary Sewer Man Hole
- Deed Line (not surveyed)
- Overhead Utility Line
- Storm Drain
- Centerline
- Boundary Line
- P.B. Plat Book
- D.B. Deed Book
- PG. Page
- Concrete/Stone
- Gravel Drive
- Paved Drive

AFTER



8R
ELLA JOHNS
0.312± ACRES

7R
MITZI J. ROBBINS
0.355± ACRES

AREA TO BE CONVEYED FROM JOHNS TO ROBBINS
0.021±Acres
913.2 Sq. Feet

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	DEGREE OF CURVE
C1	23.27'	14.49'	92°00'48"	N 06°11'34" W	20.85'	15.01'	0°24'58"

LINE	BEARING	DISTANCE
L8	S 52°14'12" E	88.05'
L9	S 52°14'12" E	6.09'
L10	S 52°14'12" E	99.97'
L11	S 37°50'17" W	150.02'
L12	N 52°13'53" W	99.92'
L13	N 52°11'58" W	6.09'
L14	N 52°11'58" W	78.75'
L15	N 40°01'06" E	135.05'
L16	N 37°49'00" E	150.01'
L17	S 37°49'00" W	150.01'

12/29/2020 - 01:36:35 PM
20026548
1 PGS,AL-PLAT BATCH: 236105
PLAT BOOK: P57
PAGE: 383-383

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
PROBATE COURT CLERK

911 ADDRESS

LOT 7: 604 BEECHWOOD DR., KINGSPORT, TN

LOT 8: 608 BEECHWOOD DR., KINGSPORT, TN

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

MATTHEW D. LINDVALL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2847
05/21/2020

MATTHEW D. LINDVALL, RLS# 2847 05/21/2020

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE 12/22/2020

OWNER DATE 12/22/2020

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.

5-21 2020
DATE

TENNESSEE REGISTERED LAND SURVEYOR

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.

TRAFFIC ENGINEERING MANAGER DATE 20

PER CITY OF KINGSPORT PLANNING DEPARTMENT:
AT TIME OF SURVEY, PROPERTY IS ZONED R-1B
SETBACKS: FRONT= 30' REAR= 30' SIDE= 8'
SETBACKS TO CONFORM TO ZONING DESIGNATION
SANITARY SEWER SERVICE BY CITY OF KINGSPORT, TN.
WATER SERVICE BY CITY OF KINGSPORT.
THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND STORMWATER DRAINAGE.

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

FIELD WORK DATE: 04/23/20 JOB# 20018
DRAWN BY: ARS CHECKED BY: MDL

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

12-29 20 20

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE 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 WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

12-29 2020
DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF 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.

COMMISSIONER OF HIGHWAYS DATE 20

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 AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN

12-29 2020
DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

12/29 20 20
DATE

SECRETARY, KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 7 & 8 ECHO VALLEY SECTION B

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.677±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	JOHNS AND ROBBINS	CIVIL DISTRICT	7th
SURVEYOR	MATTHEW LINDVALL	CLOSURE ERROR	1:10,000

SCALE 1"=100' 0 100' 200' 300'