



- SYMBOLS LEGEND:**  
 (C) IRON PINS, SET & FOUND  
 (O) END POINT OF LINE
- LEGEND:**  
 AC. ACRES  
 DB. DEED BOOK  
 DRAIN. DRAINAGE  
 E. EAST  
 EASM. EASEMENT  
 J.E.A. JACKSON ENERGY AUTHORITY  
 IPF. IRON PIN FOUND  
 N. NORTH  
 PB. PLAT BOOK  
 PG. PAGE  
 S. SOUTH  
 S.F. SQUARE FEET  
 SAN. SANITARY  
 UTIL. UTILITY  
 W. WEST

**NOTES:**  
 This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

All deed book references shown hereon are recorded in the Register's Office of Madison County, Tennessee.

All iron pins set are 1/2" rebar with an identification cap stamped Surveying Services.

This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47113C0155 D, Effective Date: January 21, 1998.

The Restrictive Covenants for Copper Ridge - Section I are recorded in Trust Deed Book 1794, Page 524, amended in Trust Deed Book 1816, Page 1731 and second amendment in Trust Deed Book 1838, Page 632.

The Restrictive Covenants for Copper Ridge - Section V are recorded in Trust Deed Book 1835, Page 56.

The Restrictive Covenants for Copper Ridge - Section 2 are recorded in Trust Deed Book \_\_\_\_\_ Page \_\_\_\_\_

**CERTIFICATE:**  
 I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. This survey is correct to the best of my knowledge and belief.

Approved by Jackson  
 Municipal Regional  
 Planning Commission  
 Date 1/26/09 KCD

**CURVE TABLE:**

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	280.53	23.29	S 85°14'18" W	23.28
C2	280.53	71.56	S 75°33'07" W	71.37
C3	198.93	22.48	N 84°41'55" E	22.47
C4	255.53	86.40	S 77°55'50" W	85.99
C5	229.78	55.47	S 75°11'07" W	55.33

**STREET INFORMATION TABLE:**

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
COPPER CREEK DRIVE	380.64'	26'	9,896 S.F.	50'	761.28'	N/A

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as recorded in Deed Book 682, Page 965, in the office of the Register of Madison County, Tennessee, 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 use or to private use as noted.

Date 1/20 2009 by R. J. McAlexander  
 Copper Ridge Development, LLC  
 MEMBER/MANAGER  
 Owner

**CERTIFICATE OF APPROVAL OF WATER SYSTEM:**  
 I hereby certify that the water system installed or proposed for installation fully meets the requirements of the Jackson Energy Authority.

Date 1/22 2009 Daniel P. Hall  
 Jackson Energy Authority

**CERTIFICATE OF APPROVAL OF WASTEWATER COLLECTION SYSTEM:**  
 I hereby certify that the sanitary sewerage system installed or proposed for installation fully meets the requirements of the Jackson Energy Authority.

Date 1/22 2009 Daniel P. Hall  
 Jackson Energy Authority

**CERTIFICATE OF RECOGNITION OF PRIVATE STREETS:**  
 I hereby certify that the streets, drainage improvements and/or rights-of-way on the subdivision plat shown hereon are private and maintenance of said streets, drainage improvements and/or rights-of-way shall be the responsibility of the property owners as per covenants recorded in the Trust Deed Book \_\_\_\_\_ Page \_\_\_\_\_ in the office of the Register of Madison County, Tennessee. It is stipulated that the streets and drainage improvements as depicted hereon do meet the specifications set forth in the current Subdivision Regulations at the time of this plat approval. Such streets, drainage improvements and/or rights-of-way shall remain private until they are inspected by the City Engineer or the Authorized County Consulting Engineer as being compliant with the then prevailing Subdivision Regulations, dedicated, and accepted by the governing legislative body, and a revised plat is approved by the Planning Commission.

Date 1/22 2009 D. H. Browning  
 City Engineer or Authorized County Consulting Engineer

Date 1/22 2009 Paul Childers  
 Authorized Representative of the Jackson Municipal Regional Planning Commission

**CERTIFICATE OF APPROVAL FOR RECORDING:**  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Jackson, Tennessee Planning Region with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date 1/26 2009 Paul Childers  
 Authorized Representative of the Jackson Municipal Regional Planning Commission

**CERTIFICATE OF ACCURACY OF SURVEY:**  
 I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission and that the accuracy of the survey upon which it is based is in accordance with the requirements of the Standards of Practice as contained in the Rules of the Tennessee State Board of Examiners for Land Surveyors for a Category I Survey.

Date 1-26 2009 K. Bruce Richardson  
 Registered Land Surveyor Tennessee License No. 1420

**ACKNOWLEDGEMENT OF OWNER'S SIGNATURE:**  
 State of Tennessee:  
 County of Madison:

Personally appeared before me, the undersigned NOTARY PUBLIC in and for the State and County aforesaid, R. J. McAlexander within named herein, being a person with whom I am personally acquainted and who acknowledged that he executed the foregoing and attached instrument for the purpose therein contained. Witness my hand and notarial seal of office in Madison County, Tennessee, this 21st day of January, 2009.

NOTARY PUBLIC: Hope H. Deming  
 My Commission Expires: 2/25/09

**CERTIFICATE OF STREET NAME AND NUMBERING:**  
 I hereby certify that the street names and numbers have been approved by the E911 District.

Date 1/22/09 2009 Paul Childers  
 E911 District Representative

**FINAL PLAT**  
**COPPER RIDGE SUBDIVISION**  
**SECTION 2-A**  
 TAX MAP 33 - PARCEL 55.21 (PORTION OF)  
 DEED BOOK 682 PAGE 965  
 ZONED: RG-1 (GENERAL RESIDENTIAL DISTRICT)  
 SECTION 2-A - 8 LOTS - 2.821 ACRES  
 JACKSON, MADISON COUNTY, TENNESSEE  
 SCALE: 1" = 100' DATE: 12/11/2008  
 DRAWN BY: RYAN RICHARDSON

**SURVEYING SERVICES, INC.** DWG. NO. 2005-092-CR2A.dwg  
**JACKSON, TENNESSEE**  
 41 HERITAGE SQUARE  
 (731) 664-0807

Scale: 1" = 100'

REVISED 01/08/2009 REMOVED LOTS 204 & 217

1 PGS - AL - PLAT  
 JANET BATCH: 71523  
 01/26/2009 - 04:00 PM  
 VALUE  
 MORTGAGE TAX 0.00  
 TRANSFER TAX 0.00  
 RECORDING FEE 15.00  
 DP FEE 2.00  
 REGISTER'S FEE 0.00

PK/PG: P10/643-643

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