

**PRIVATE STREET INFORMATION TABLE:**

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
COPPER CREEK DRIVE	583.58'	26'	15,173 S.F.	50'	1,167.16'	N/A

BK/PG:P10/698-698  
10001517

DESCRIPTION	AMOUNT
1 PGS. AL - PLAT	
SHARLA BATCH: 84269	
02/08/2010 - 02:30 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

LINDA WALDON  
REGISTER OF DEEDS

**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 evidenced in Deed Book 682 Page 965, in the Register's Office of Madison County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plan constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon to public use or to private use as noted hereon, as required by the requirements and specifications set forth in the Subdivision and Land Development Regulations of the Jackson Municipal Regional Planning Commission.

Date: 6/21/09  
By: *R. J. M. [Signature]*  
Copper Ridge Development, LLC  
Madison, Tennessee  
Owner/Developer

**ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE**

State of Tennessee  
County of Madison

Personally appeared before me, the undersigned, a Notary Public in and for the State and County mentioned, *R. J. M. [Signature]*, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the owner/developer, the within named bargainer, and that he/she as such owner/developer, executed the foregoing instrument for the purpose therein contained, by signing his/her name as owner/developer.

Witness my hand at office, this 21<sup>st</sup> day of June, 2009  
*Hope H. Deming*  
Notary Public

My Commission Expires: 3/18/2013

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby concur that the water system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plat.

2-4-10  
Date  
*R. E. [Signature]*  
Jackson Energy Authority

**CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS**

I hereby concur that the sanitary sewerage system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plat.

2-4-10  
Date  
*R. E. [Signature]*  
Jackson Energy Authority

**CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES**

I hereby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the E911 Administrative Office.

6/23/09  
Date  
*Shirley [Signature]*  
E-911 Administrative Office

**CERTIFICATE OF RECOGNITION OF PRIVATE STREETS**

I hereby recognize that the streets, drainage improvements, and/or rights-of-way depicted on this subdivision plat are private. These streets, drainage improvements, and rights-of-way shall remain private and not be accepted by the Governing Authority, and the future maintenance shall be the responsibility of the subdivision developer and/or future property owners or Home Owners Association in accord with the required maintenance agreement recorded in the office of the Register of Deeds for Madison County, Tennessee.

2/4/10  
Date  
*Kyle C. [Signature]*  
Jackson Municipal Regional Planning Commission  
2/5/10  
Date  
*[Signature]*  
City of Jackson Engineering Department

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING**

I hereby certify that the final subdivision plat shown hereon has been reviewed by all applicable review agencies and has been approved by the Jackson Municipal Regional Planning Commission, with the exception of any variances and stipulations noted in the minutes of the Planning Commission and that this plat is hereby approved for recording in the office of the Register of Deeds for Madison County, Tennessee.

2/9/10  
Date  
*Kyle C. [Signature]*  
Jackson Municipal Regional Planning Commission

**CERTIFICATE OF ACCURACY OF SURVEY**

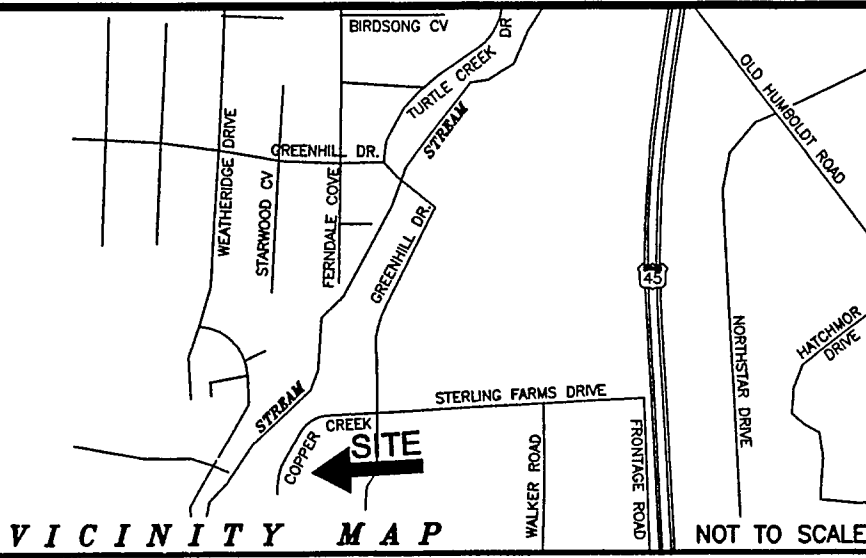
I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission, and that the accuracy of the survey on which it is based is in accordance with the requirements of the Standards of Practice contained in the Rules of the Tennessee State Board of Examiners for Land Surveyors for Category I survey. I further certify that all monuments have been placed as indicated.

6-16-09  
Date  
*[Signature]*  
Registered Surveyor  
Tennessee Certificate No. 1120

**CURVE TABLE:**

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	280.53	71.56	14°36'56"	S 60°56'11" W	71.37
C2	280.53	71.56	14°36'56"	S 46°19'15" W	71.37
C3	280.53	59.84	12°13'21"	S 32°54'06" W	59.73
C4	294.63	6.11	01°11'19"	S 26°11'46" W	6.11
C5	294.63	71.88	13°58'40"	S 18°36'46" W	71.70
C6	294.63	71.88	13°58'40"	S 04°38'06" W	71.70
C7	294.63	71.88	13°58'40"	S 09°20'34" E	71.70
C8	294.63	29.85	05°48'16"	S 19°14'02" E	29.84
C9	244.63	113.75	26°38'34"	N 09°37'59" W	112.73
C10	244.63	98.64	23°06'07"	N 15°14'22" E	97.97
C11	230.53	4.53	01°07'30"	N 27°21'10" E	4.53
C12	230.53	105.03	26°06'13"	N 40°58'02" E	104.12
C13	229.78	112.70	28°06'10"	N 68°02'57" E	111.58
C14	229.78	55.47	13°49'50"	S 75°11'07" W	55.33
C15	255.53	184.88	41°27'14"	S 47°31'02" W	180.87
C16	269.63	231.99	49°17'52"	S 02°08'30" W	224.90

Approved by Jackson  
Municipal Regional  
Planning Commission  
Date 2/8/10 KCD



**SYMBOLS LEGEND:**

⊙ IRON PINS, SET & FOUND  
○ 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

**OWNER INFORMATION:**  
COPPER RIDGE DEVELOPMENT, LLC  
c/o WESLEY WOLFE  
3021 HIGHWAY 45 BYPASS, SUITE 101  
JACKSON, TN 38305  
TAX MAP 33 PARCEL 55.21 (PORTION OF)  
DEED BOOK 682 PAGE 965 (PORTION OF)

**ZONING INFORMATION:**  
ZONED: RS-1 (SINGLE FAMILY RESIDENTIAL)  
DISTRICT

SETBACKS:  
FRONT: 30FT  
SIDE: 8FT  
REAR: 10FT

**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 II-B are recorded in Trust Deed Book 1876 Page 622.

**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.

**FINAL PLAT**

**COPPER RIDGE SUBDIVISION SECTION II-B**

JACKSON, MADISON COUNTY, TENNESSEE  
TAX MAP 33, PARCEL, 55.21 - DEED BOOK 682, PAGE 965  
SECTION II-B - 14 LOTS - 5.66 ACRES  
ZONING: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT  
DRAWN BY: RYAN RICHARDSON DATE: 05/04/2009  
SCALE: 1"=100' DWG. NO: 2005-092-CR2B  
0 100 250

**SURVEYING SERVICES, INC.**  
JACKSON, TENNESSEE  
41 HERITAGE SQUARE  
(731) 684-0807