

HATCH LEGEND:

	HOMEOWNER'S ASSOCIATION FENCE & SIGN EASEMENT
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LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N03°36'29"E	95.03'
L2	N03°36'29"E	110.00'
L3	N03°36'29"E	49.99'
L4	S86°21'00"E	27.00'

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N41°24'49"W	49.51'	35.00'	54.99'	090°01'14"
C2	S48°39'00"W	35.36'	25.00'	39.27'	090°00'00"
C3	S18°09'22"W	23.55'	47.00'	23.80'	029°00'48"
C4	S67°50'04"W	54.15'	47.00'	57.70'	070°20'36"
C5	N41°21'00"W	35.36'	25.00'	39.27'	090°00'00"
C6	N46°24'16"E	51.47'	35.00'	57.83'	094°40'27"

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 1036, Page 2065, in the office of the Register of Gibson 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: 20____ Shane McAlexander

ACKNOWLEDGEMENT OF OWNER'S SIGNATURE

State of Tennessee
County of _____

Personally appeared before me, the undersigned NOTARY PUBLIC in and for the State and County aforesaid, _____, within named bargainer 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 _____ day of _____, 20____.

NOTARY PUBLIC: _____
My Commission Expires: _____

INSET: 1"=30'

OWNER INFORMATION:

CROSSWYND PARTNERS
P.O. BOX 12555
JACKSON, TN 38308
TAX MAP 172L, GROUP B,
PARCELS 1.00, 2.00, 3.00, 4.00,
12.00 & 100.00
RECORD BOOK 1026, PAGE 2800 &
RECORD BOOK 1037, PAGE 703

OWNER INFORMATION:

SHANE McALEXANDER
103 CROSSBROOK COVE
MEDINA, TN 38355
TAX MAP 172L, GROUP B,
PARCEL 8.00
RECORD BOOK 1036, PAGE 2065

CROSSWYND SUBDIVISION
SECTION 1
PLAT CABINET D, SLIDE 170

LEGEND:

	IPF IRON PIN, FOUND
	IPS IRON PIN, SET
	ENDPOINT OF LINE
	DRAIN DRAINAGE
	ESMT EASEMENT
	S/B SETBACK
	UTIL UTILITY
	STREET ADDRESS

ZONING INFORMATION:
CURRENTLY ZONED: R-1A

MINIMUM SETBACKS:
FRONT: 30 FEET MINIMUM
SIDE: 10 FEET MINIMUM
REAR: 25 FEET MINIMUM

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.

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 Gibson County, Tennessee.

This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47053C0410D, Effective Date: November 5, 2008.

Bearings are relative to Tennessee State Plane Coordinate System. (Nad 83)

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

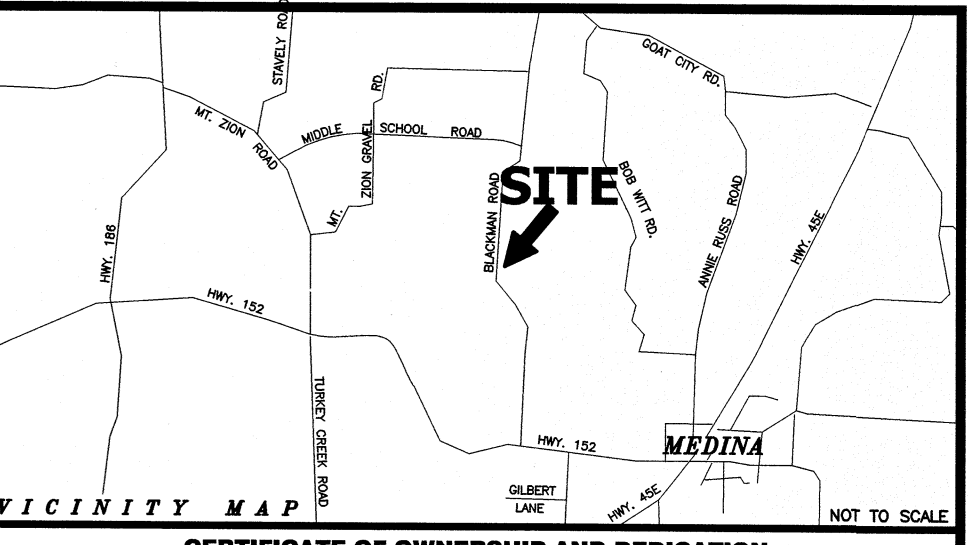
Common Area to be maintained by the Homeowner's Association.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Record Book 1032, Page 1716.

The Bylaws for the property shown hereon are recorded in Record Book 1032, Page 1728.

REVISION NOTE:

This plat has been created to alter the lot lines of Lots 102, 103 & 104 of Crosswynd Section 1 and to enlarge the Homeowner's Association Fence & Entrance Easement along Blackmon Road. Side yard setbacks along streets on corner lots have also been reduced to 30 feet minimum to allow for proposed houses.



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 Record Book 1026, Page 2800 and Record Book 1037, Page 703, in the office of the Register of Gibson 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: 20____ Crosswynd Partners

ACKNOWLEDGEMENT OF OWNER'S SIGNATURE

State of Tennessee
County of _____

Personally appeared before me, the undersigned NOTARY PUBLIC in and for the State and County aforesaid, _____, within named bargainer 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 _____ day of _____, 20____.

NOTARY PUBLIC: _____
My Commission Expires: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system installed or proposed for installation fully meets the requirements of the Gibson County Municipal Water District.

Date: 20____ Gibson County Municipal Water District

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: 20____ Jackson Energy Authority

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 Gibson County, Tennessee.

Date: _____ Medina Municipal Regional Planning Commission

Date: _____ City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Medina, Tennessee Planning Region with 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: 20____ Secretary, Medina 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 Medina Municipal Regional Planning Commission and that the accuracy of the survey is as shown hereon. It is based on the requirements of the Standards and Practices for Surveying in the Rules of the Tennessee State Board of Examiners for Land Surveyors for Category I Survey.

8/8 2019
Date: _____ Registered Land Surveyor Tennessee License No. 3053

REVISED FINAL PLAT

CROSSWYND SUBDIVISION SECTION 1

LOTS 101 - 104, 108, 112 & THE COMMON AREA

CITY OF MEDINA, GIBSON COUNTY, TENNESSEE
TAX MAP 172L, GROUP B, PARCELS 1.00, 2.00, 3.00, 4.00, 8.00, 12.00 & 100.00 ZONING: R-1A
PLAT CABINET D, SLIDE 170
DRAWN BY: RYAN RICHARDSON DATE: 07/15/2019
SCALE: 1"=100' DWG. NO: 2007-022-CW1-REV
0' 100' 250'

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 664-0807