

1 PGS:AL-PLAT	
ANGLE BATCH:146475	08/19/2015 - 03:58 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MADISON COUNTY
1 1/2" X 1 1/2" PLAT

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 720 Page 1381, 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 Regulation of the Jackson Municipal Regional Planning Commission.

Date: 5-15-15
Signature: *David Pearson*
The Grove Partners

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, *David Pearson*, 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 15th day of May 2015.
Notary Public: *Justin Stetson*
My Commission Expires: 1-23-18

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.
Date: 6/16/15
Signature: *Rosalie Fisher*
Jackson Energy Authority

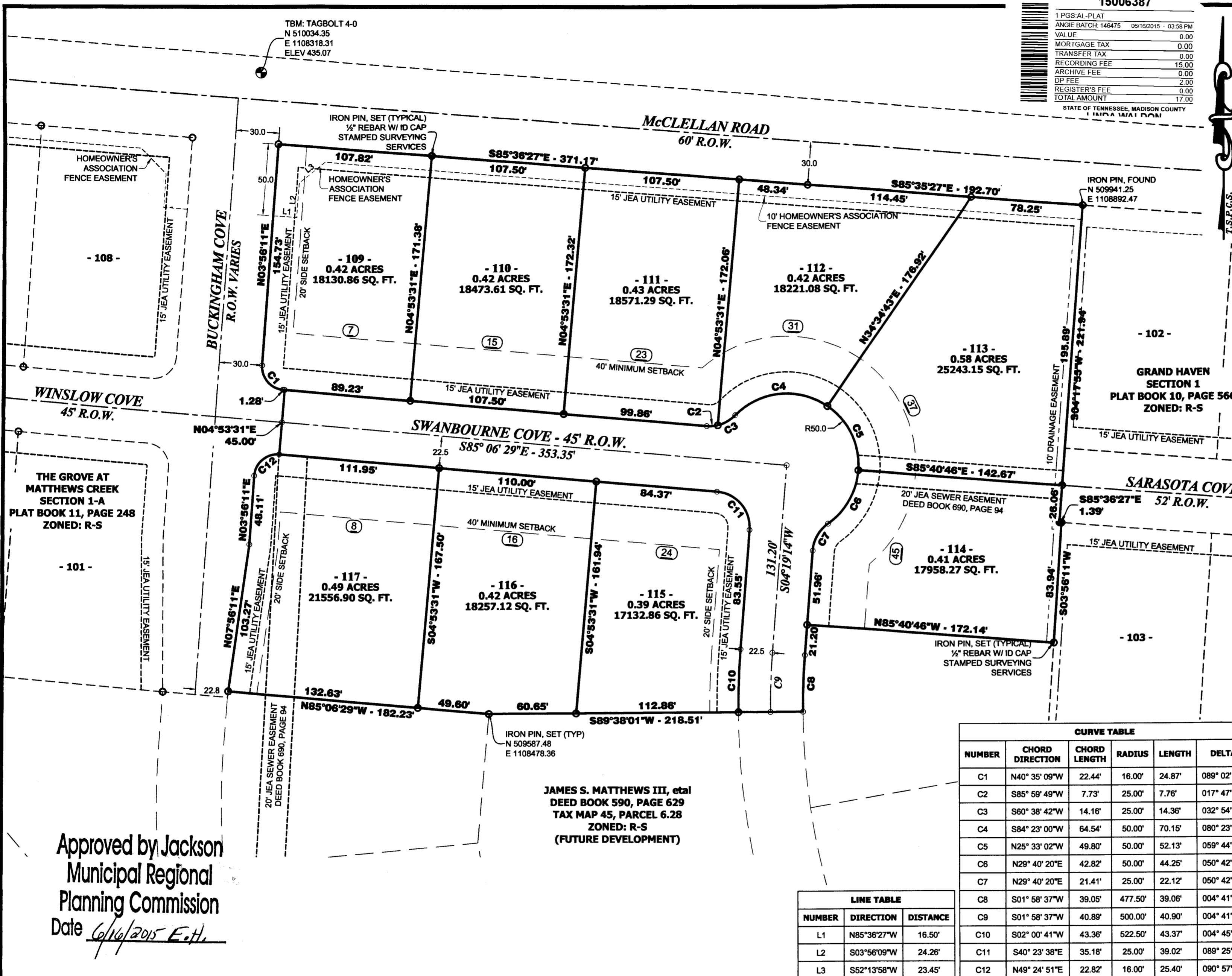
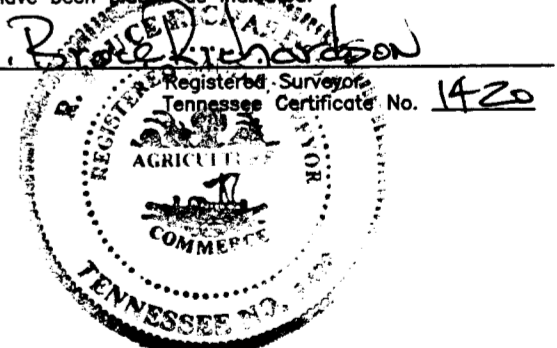
CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS
I hereby concur that the sanitary sewerage system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plat.
Date: 6/16/15
Signature: *Rosalie Fisher*
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 E-911 Administrative Office.
Date: 9-5-14
Signature: *Shirley Powell*
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.
Date: 6/16/2015
Signature: *Michael Williams*
Jackson Municipal Regional Planning Commission
Date: 6/16/15
Signature: *John Smith*
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.
Date: 6/16/2015
Signature: *Michael Williams*
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. I further certify that all monuments have been placed as indicated.
Date: 8-26-14
Signature: *R.P. Richardson*
Registered Surveyor
Tennessee Certificate No. 1420



CURVE TABLE

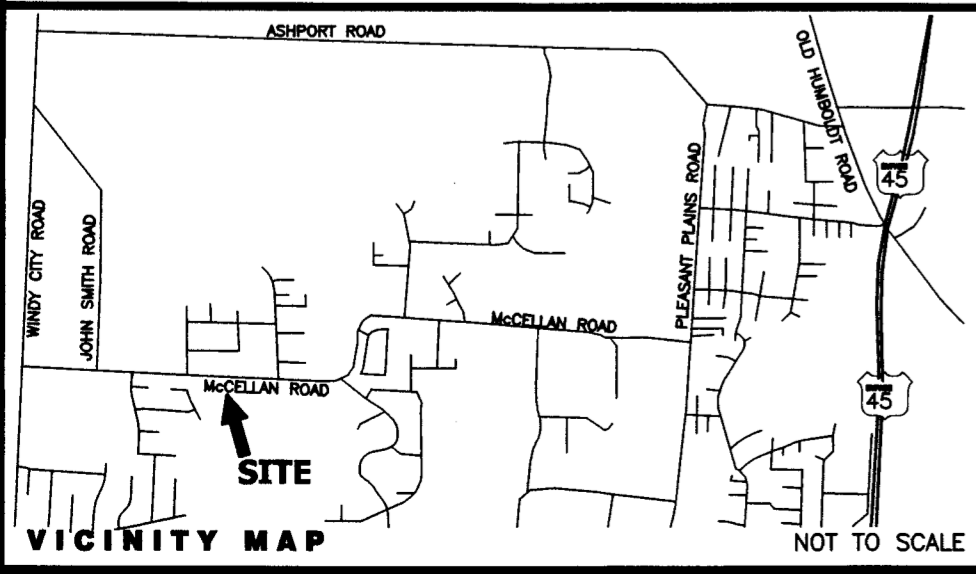
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N40° 35' 09"W	22.44'	16.00'	24.87'	089° 02' 40"
C2	S85° 59' 49"W	7.73'	25.00'	7.76'	017° 47' 24"
C3	S80° 38' 42"W	14.16'	25.00'	14.36'	032° 54' 48"
C4	S84° 23' 00"W	64.54'	50.00'	70.15'	080° 23' 25"
C5	N25° 33' 02"W	49.80'	50.00'	52.13'	059° 44' 31"
C6	N29° 40' 20"E	42.82'	50.00'	44.25'	050° 42' 13"
C7	N29° 40' 20"E	21.41'	25.00'	22.12'	050° 42' 13"
C8	S01° 58' 37"W	39.05'	477.50'	39.06'	004° 41' 14"
C9	S01° 58' 37"W	40.89'	500.00'	40.90'	004° 41' 14"
C10	S02° 00' 41"W	43.36'	522.50'	43.37'	004° 45' 20"
C11	S40° 23' 38"E	35.18'	25.00'	39.02'	089° 25' 44"
C12	N49° 24' 51"E	22.82'	16.00'	25.40'	090° 57' 20"

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N85° 36' 27"W	16.50'
L2	S03° 56' 09"W	24.26'
L3	S52° 13' 58"W	23.45'

JAMES S. MATTHEWS III, etal
DEED BOOK 590, PAGE 629
TAX MAP 45, PARCEL 6.28
ZONED: R-S
(FUTURE DEVELOPMENT)

Approved by Jackson
Municipal Regional
Planning Commission
Date 6/16/2015 E.H.



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. 47113C0134E, Effective Date: August 3, 2009.
The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Deed Book 1976, Page 163.
The benchmark for the property shown hereon is Tagbolt 4-0 on a fire hydrant located on the north side of McClellan Road across from the entrance to this subdivision. N: 510034.35, E: 1108318.31, Elev: 435.07

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.

OWNER INFORMATION:
THE GROVE PARTNERS
3989 CHRISTMASVILLE ROAD
JACKSON, TN 38305
TAX MAP 32, PARCEL 30.00
DEED BOOK 720, PAGE 1381

ZONING INFORMATION:
ZONED: R-S
(SINGLE FAMILY RESIDENTIAL)

SETBACKS:
FRONT: 40 FEET MINIMUM
SIDE: 12 FEET MINIMUM
REAR: 20 FEET MINIMUM

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
SWANBOURNE COVE	525.46'	26'	16,460 S.F.	45'	1,089.56'	4,358 S.F.

LEGEND:
 ○ END POINT OF LINE
 ○ I/PF IRON PIN, FOUND
 ○ I/PS IRON PIN, SET

FINAL PLAT
THE GROVE AT MATTHEWS CREEK SECTION 1-B

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 32, PARCEL 30.00 - DEED BOOK 720, PAGE 1381
SECTION 1-B - 9 LOTS - 4.60 ACRES
ZONING: R-S (SINGLE FAMILY RESIDENTIAL) DISTRICT
DRAWN BY: RYAN RICHARDSON DATE: 07/29/2014
SCALE: 1"=50' DWG. NO: 2006-087 GROVE FP1B

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

0 50 125