

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N00°45'45"W	78.23'	477.50'	78.32'	009°23'50"
C2	N13°19'56"W	130.78'	477.50'	131.19'	015°44'32"
C3	N22°04'49"W	14.62'	477.50'	14.62'	001°45'14"
C4	S19°17'18"E	66.87'	522.50'	66.91'	007°20'15"
C5	S74°02'35"E	27.26'	16.00'	32.63'	116°50'50"
C6	N78°54'41"E	49.46'	47.50'	52.03'	062°45'21"
C7	S39°50'32"E	47.31'	47.50'	49.52'	059°44'14"
C8	S19°53'42"W	47.31'	47.50'	49.52'	059°44'14"
C9	S81°12'00"W	49.55'	47.50'	52.12'	062°52'22"
C10	S54°12'46"W	27.26'	16.00'	32.63'	116°50'50"
C11	S00°08'14"E	74.23'	522.50'	74.30'	008°08'49"
C12	S02°59'22"E	120.58'	500.00'	120.88'	013°51'05"
C13	S16°26'10"E	113.57'	500.00'	113.81'	013°02'31"

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N06°22'07"W	34.38'
L2	N06°22'07"W	18.59'
L3	N86°11'22"E	77.28'
L4	S86°11'22"W	79.05'

**THE GROVE PARTNERS
DEED BOOK 736, PAGE 554
TAX MAP 45, PARCEL 6.28
(FUTURE DEVELOPMENT)
ZONED: RS**

BK/PG: P11/492-492
17009874

1 PGS.-AL-PLAT	0.00
WENDY BATCH 170906	08/23/2017 - 01:26 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
ANGIE BYERS
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION: COMMON AREA

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 728, Page 3, in the Register's Office of Madison County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my 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: 6/2/17
Signature: [Signature]
The Grove Partners

ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE

County of Tennessee
County of Madison

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County mentioned, [Signature], who acknowledged such person to be the owner/developer, 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 2nd day of June, 2017.
Notary Public

My Commission Expires: 1-25-18

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: 6/2/17
Signature: [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.

Date: 6/2/17
Signature: [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.

Date: 6/2/17
Signature: [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.

Date: 6-2-17
Signature: [Signature]
Jackson Municipal Regional Planning Commission

Date: 6/2/17
Signature: [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.

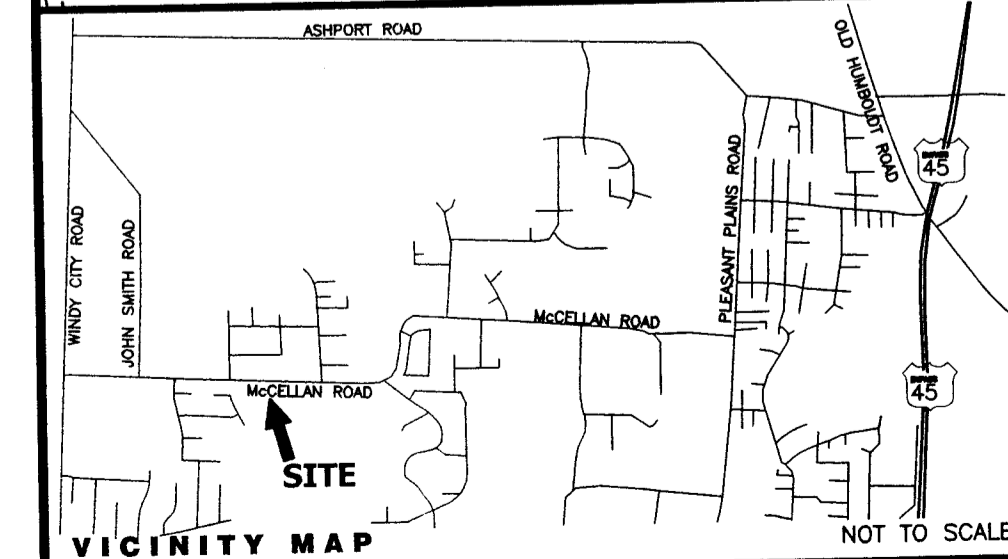
Date: 8/23/2017
Signature: [Signature]
Jackson Municipal Regional Planning Commission

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 State Board of Examiners of Registered Professional Surveyors, and that the accuracy of the survey upon which it is based is in accordance with the requirements of the State Board of Examiners of Registered Professional Surveyors, Category I survey. I further certify that all monuments have been located and marked.

Date: 2/2/17
Signature: [Signature]
Registered Professional Surveyor
Tennessee Certificate No. 3053

Approved by Jackson Municipal Regional Planning Commission
Date: 8/23/2017 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 Restrictive Covenants for The Grove at Matthews Creek - Sections 1-A & 1-B are recorded in Trust Deed Book 1976, Page 163. The Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 2553, Page 125.

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: COMMON AREA
THE GROVE PARTNERS
3989 CHRISTMASVILLE ROAD
MEDINA, TN 38305
TAX MAP 45, PARCEL 6.28
DEED BOOK 728, PAGE 3

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

LEGEND:
○ END POINT OF LINE
● IRON PIN, FOUND
◉ IRON PIN, SET

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

BENCHMARK NOTE:
The benchmark for the property shown hereon is Tagbolt 4-0 on a fire hydrant located on the north side of the McClellan Road across from the entrance to this subdivision. N: 510034.35, E: 1108318.31, Elev: 435.07. This benchmark is shown on the Final Plats of The Grove at Matthews Creek - Section 1A (Plat Book 11, Page 248) and Section 1B (Plat Book 11, Page 325).

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
BUCKINGHAM COVE	591.92'	26'	15,758 S.F.	45'	1153.42'	4540 S.F.
MENTMORE COVE	70.00'	26' MIN.	4,855 S.F.	VARIABLE	240.03'	1034 S.F.

FINAL PLAT

THE GROVE AT MATTHEWS CREEK SECTION 3

JACKSON, MADISON COUNTY, TENNESSEE

TAX MAP 45, PARCELS 6.29

11 LOTS - 6.67 ACRES

ZONING: R-S (SINGLE FAMILY RESIDENTIAL) DISTRICT

DRAWN BY: RYAN RICHARDSON DATE: 09/29/2016

SCALE: 1"=60' DWG. NO: 2006-087 GROVE FP3

0 60 150

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