

**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 719 Page 1586, 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: 11/7/13  
S & J Partners III

**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, Kelly Smith, with whom I am personally acquainted, who (she/he/it) acknowledged such person to be the owner/developer, the wife/husband/agent of the owner/developer, 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.

My Commission Expires: 9-2015  
Notary Public

**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: 11/7/13  
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: 11/7/13  
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: 11/7/13  
E-911 Administrative Office

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**

I hereby concur that a construction bond in the amount of \$ \_\_\_\_\_ has been posted to ensure completion and quality of all required improvements. Following satisfactory completion of all improvements contained within the approved construction drawings, the street construction and associated storm drainage improvements and their rights-of-way shall be accepted by the Governing Authority in accordance with the existing policy of the Governing Authority relative to street acceptance.

Date: 11/7/2013  
Jackson Municipal Regional Planning Commission  
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: \_\_\_\_\_  
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.

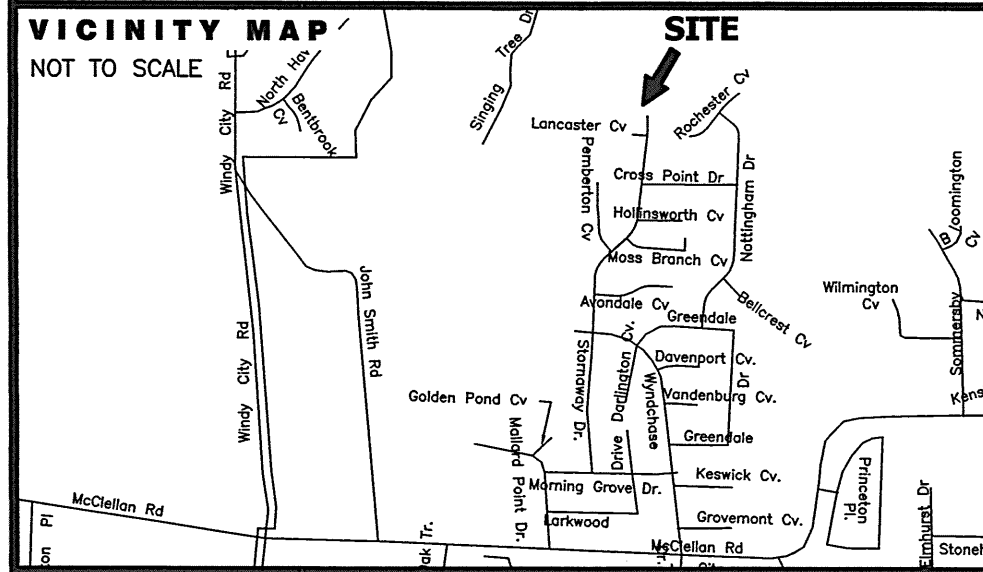
Date: 11-7-13  
Ryan Richardson  
Registered Surveyor  
Tennessee Certificate No. 1420

**CURVE TABLE**

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S41° 34' 36"E	22.72'	16.00'	25.27'	090° 29' 41"
C2	S48° 25' 24"W	22.53'	16.00'	24.99'	089° 30' 19"

**STREET INFORMATION TABLE:**

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
STORNAWAY DRIVE	438.78'	26'	11,870 S.F.	45'	838.14'	N/A
CHEDDLETON DRIVE	596.68'	26'	14,982 S.F.	45'	1,151.57'	N/A



**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 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 Trust Deed Book 1966, Page 1827.

**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:**

S & J PARTNERS III  
P.O. BOX 12555  
JACKSON, TN 38308  
TAX MAP 32, PARCEL 3.60  
DEED BOOK 719, PAGE 1586

**ZONING INFORMATION:**

ZONED: RS  
(SINGLE FAMILY RESIDENTIAL)

**SETBACKS:**

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

**LEGEND:**

- END POINT OF LINE
- IPF IRON PIN, FOUND
- IPS IRON PIN, SET

**BENCHMARK NOTE:**

The benchmark for the property shown hereon is a PK nail in the western curb of Stornaway Drive near the southeast corner of Lot 1303 of Wyndchase - Section XIII. N 513978.02, E 1108816.18, ELEV 427.23

**FINAL PLAT**

**WYNDCHASE SECTION XVII-A**

JACKSON, MADISON COUNTY, TENNESSEE

TAX MAP 32, PARCEL 3.60 - DEED BOOK 719, PAGE 1586

SECTION XVII-A - 14 LOTS - 7.48 ACRES

ZONING: RS (SINGLE FAMILY RESIDENTIAL) DISTRICT

DRAWN BY: RYAN RICHARDSON DATE: 10/01/2013

SCALE: 1"=60' DWG. NO: 1998-025-FP 17

0 60 150

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

P.B. 11 P. 215