



JOSEPH GUYTON and wife,
NANCY GUYTON
DEED BOOK 440, PAGE 716
TAX MAP 32, PARCEL 3.14
ZONED: R-S

CARL PEPPE and wife,
KAY PEPPE
DEED BOOK 556, PAGE 582
TAX MAP 32, PARCEL 3.11
ZONED: R-S

AMER Z. AL-JAFARI
DEED BOOK 594, PAGE 835
TAX MAP 32, PARCEL 3.12
ZONED: R-S

ROBERT BLOW
DEED BOOK 579, PAGE 142
TAX MAP 32, PARCEL 3.02
ZONED: F-A-R

TIMOTHY BRYANT and wife,
BARBARA BRYANT
DEED BOOK 660, PAGE 261
TAX MAP 32, PARCEL 3.31
ZONED: F-A-R

IRON PIN, SET (TYPICAL)
1/2" REBAR W/ ID CAP
STAMPED SURVEYING
SERVICES

BK/PG: P11/319-319
15004834

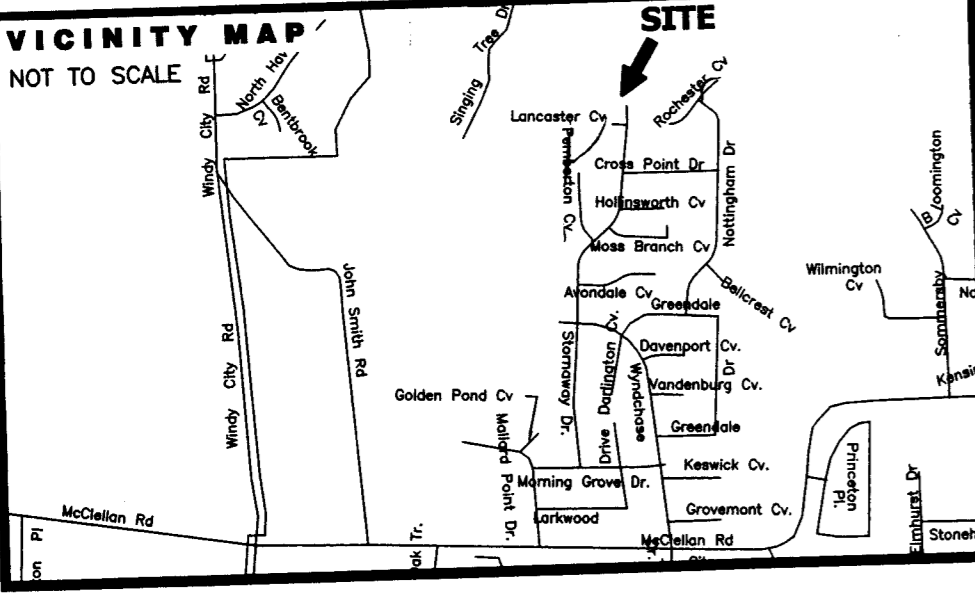
1 PGS. AL-PLAT	
ANGLE BATCH: 145287	05/08/2015 - 04:45 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MADISON COUNTY
LINDA WALDON
REGISTER OF DEEDS

KELLY SMITH
DEED BOOK 689, PAGE 1073
TAX MAP 32, PARCEL 3.19
ZONED: RS

WYNDCHASE - SECTION 17-A
PLAT BOOK 11, PAGE 215
ZONED: R-S

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
STORNAWAY DRIVE	666.48'	28'	20,277 S.F.	45'	1374.36'	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 71966, 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 724, PAGE 407

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 MAG nail in the eastern curb of Stornaway Drive near the northwest corner of Lot 1725. N 515322.81. E 1108937.76. ELEV 434.01

Approved by Jackson
Municipal Regional
Planning Commission
Date 5/8/15 KCD

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 724 Page 407, 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 plat 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 9/1/14 By R. J. McLeod
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, R. J. McLeod, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the owner/developer, and the within named bargainer, and that he/she as such owner/developer executed the foregoing instrument for the purpose therein contained, by signing the same as owner/developer.
Witness my hand at office, this 11 day of September, 2014.
My Commission Expires: 4/20/17

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 5/8/15 Ronald 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 5/8/15 Ronald 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 Shula Donnell
E-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE

I hereby concur that a construction bond in the amount of \$15,200.00 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 5/8/15 Ronald Fisher
Jackson Municipal Regional Planning Commission
Date 5/8/15 Ronald Fisher
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 5/8/15 Ronald Fisher
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.
Date 8-26-14 R. J. Richardson
REGISTER OF DEEDS
TENNESSEE NO. 1420

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S20° 41' 23"E	20.62'	25.00'	21.26'	048° 43' 17"
C2	S36° 05' 16"E	14.64'	47.00'	14.70'	017° 55' 32"
C3	S11° 15' 00"W	58.36'	47.00'	62.96'	076° 45' 01"
C4	N89° 55' 18"W	60.99'	47.00'	66.37'	080° 54' 22"
C5	N43° 57' 53"W	9.02'	47.00'	9.03'	011° 00' 28"
C6	N62° 49' 18"W	20.62'	25.00'	21.26'	048° 43' 17"
C7	N48° 14' 39"E	35.09'	25.00'	38.90'	089° 08' 49"

FINAL PLAT
WYNDCHASE SECTION XVII-B

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 32, PARCEL 3.60 - DEED BOOK 724, PAGE 407
SECTION XVII-B - 12 LOTS - 6.41 ACRES
ZONING: RS (SINGLE FAMILY RESIDENTIAL) DISTRICT
DRAWN BY: RYAN RICHARDSON DATE: 07/28/2014
SCALE: 1"=60' DWG. NO: 1998-025-FP 17B
SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 664-0807