

BK/PG: P10/668-668
09008545

1 POS : AL - PLAT	
SHARLA BATCH: 76854	
06/25/2009 - 02:35 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MADISON COUNTY
LINDA WALDON
REGISTER OF DEEDS

JAMES S. MATTHEWS, III etal
DEED BOOK 590, PAGE 629
TAX MAP 45, PARCEL 6.00
ZONED: RS

Approved by Jackson
Municipal Regional
Planning Commission
Date 6/25/09 KCO

LINE TABLE:

NUMBER	DIRECTION	DISTANCE
L1	N 62°31'57" E	50.00'
L2	N 13°39'43" W	48.50'
L3	N 62°31'57" E	9.00'
L4	N 27°28'03" W	25.20'
L5	S 13°39'43" E	15.57'
L6	S 62°31'57" W	14.00'
L7	S 13°39'55" E	26.42'
L8	S 89°43'02" E	34.08'
L9	N 86°33'22" W	24.61'
L10	N 43°12'23" W	46.72'

CURVE TABLE:

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	180.84	97.56	30°54'41"	N 77°59'17" E	96.38	50.00
C2	413.01	99.52	13°48'20"	N 20°33'53" W	99.28	50.00
C3	205.84	45.81	12°45'03"	N 87°04'07" E	45.71	23.00
C4	205.84	65.24	18°09'38"	N 71°36'46" E	64.97	32.90
C5	16.00	25.13	90°00'00"	S 72°28'03" E	22.63	16.00
C6	393.01	79.57	11°36'01"	N 21°40'03" W	79.43	39.92
C7	393.01	6.97	01°00'59"	N 15°21'33" W	6.97	3.49
C8	25.00	22.88	52°25'34"	N 11°21'43" E	22.09	12.31
C9	47.00	60.35	73°34'34"	N 00°47'13" E	56.29	35.15
C10	47.00	66.87	81°31'27"	N 76°45'48" W	61.37	40.51
C11	47.00	16.28	19°50'51"	S 52°33'04" W	16.20	8.22
C12	25.00	22.39	51°19'04"	S 68°17'10" W	21.65	12.01
C13	25.00	22.39	51°19'04"	N 60°23'46" W	21.65	12.01
C14	47.00	43.88	53°29'31"	N 61°28'59" W	42.30	23.69
C15	47.00	54.12	65°58'14"	S 58°47'09" W	51.18	30.51
C16	47.00	54.12	65°58'14"	S 07°11'05" E	51.18	30.51
C17	47.00	72.71	88°38'38"	S 84°29'31" E	65.68	45.90
C18	47.00	7.02	08°33'32"	N 46°54'24" E	7.01	3.52
C19	25.00	22.39	51°19'04"	N 68°17'10" E	21.65	12.01
C20	25.00	31.59	72°23'34"	S 49°51'31" E	29.53	18.29
C21	433.01	104.33	13°48'20"	S 20°33'53" E	104.08	52.42
C22	16.00	25.13	90°00'00"	S 17°31'57" W	22.63	16.00
C23	155.84	84.07	30°54'41"	S 77°59'17" W	83.06	43.09

STREET INFORMATION TABLE:

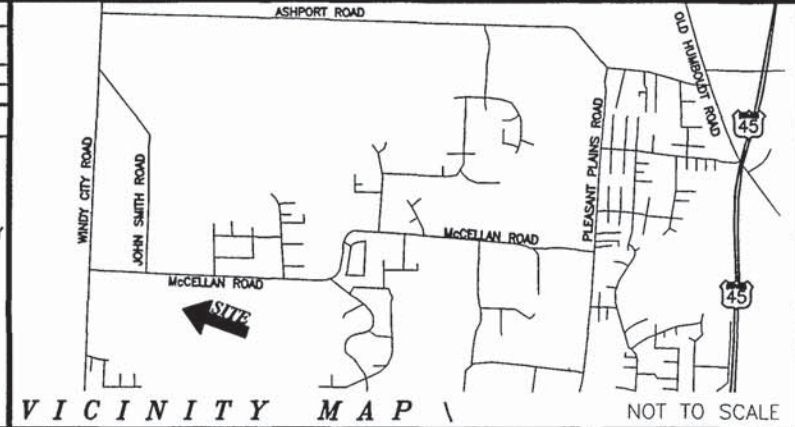
STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
BRANCH CREEK DRIVE	582.52'	26'	20,337 S.F.	50'	1,155.33'	N/A
SINGLE OAK COVE	582.48'	26'	16,090 S.F.	40'	1,242.94'	N/A

ZONING INFORMATION:
ZONED: RS SINGLE FAMILY RESIDENTIAL DISTRICT
MINIMUM FRONT SETBACK: 30'
MINIMUM SIDE SETBACK: 12'
MINIMUM REAR SETBACK: 20'

OWNER INFORMATION:
WRIGHTS MILL PARTNERS
2813 NORTH HIGHLAND AVENUE
JACKSON, TN 38305
TAX MAP 45 PARCEL 6.22 (PORTION OF)
DEED BOOK 688 PAGE 1015 (PORTION OF)

LEGEND:
AC. ACRES
DB. DEED BOOK
DR. DRAINAGE
E. EAST
EASM. EASEMENT
J.E.A. JACKSON ENERGY AUTHORITY
IPF. IRON PIN FOUND
N. NORTH
PB. PLAT BOOK
PG. PAGE
S. SOUTH
S.F. SQUARE FEET
SAN. SANITARY
UTIL. UTILITY
W. WEST

SYMBOLS LEGEND:
© IRON PINS, SET & FOUND
○ END POINT OF LINE



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. 47113C0135 D, Effective Date: January 21, 1998.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Deed Book 1861 Page 165.8

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.

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 688 Page 1015, 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 6/21/09
by R. Wrights Mill Partners
Wright's Mill 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, R. Wrights Mill Partners, with NOTARY 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 21st day of June, 2009.
Notary Public

My Commission Expires: 3/18/2013

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 6/23/09
E-911 Administrative Office

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 6-23-09
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 6-23-09
Jackson Energy Authority

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE
I hereby concur that a construction bond in the amount of \$19,900.00 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 policy-of-way shall be accepted by the Governing Authority in accordance with the existing policy of the Governing Authority relative to street acceptance.

Date 6/25/09
Jackson Municipal Regional Planning Commission

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 6/25/09
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 established as indicated.

Date 6-16-09
Registered Surveyor
Tennessee Certificate No. 1420

FINAL PLAT
WRIGHT'S MILL SUBDIVISION
SECTION IX-A

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 45, PARCEL, 6.22 - DEED BOOK 688, PAGE 1015
SECTION IX-A - 20 LOTS - 9.02 ACRES
ZONING: RS (SINGLE FAMILY RESIDENTIAL)
DRAWN BY: RYAN RICHARDSON DATE: 02/03/2009
SCALE: 1"=100' DWG. NO: 2003-065-PP9A

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERTY SQUARE
(731) 684-8097

0 100 250