

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

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 706 Page 1800, 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 1/8/13 *MILLCHASE PARCEL 6.22 BY J.S.M.*
Milchase
Milchase

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, JAMES S. MATTHEWS, III, 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, intended the foregoing instrument for the purpose therein contained, by signing and affixing his/her owner/developer.

Witness my hand at office, this 8 day of JANUARY, 2013.

My Commission Expires: 9/22/15

COMMISSIONER CLARK
NOTARY PUBLIC
COUNTY OF MADISON

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 1/8/13 *Jul S*
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 1/8/13 *Jul S*
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 1/8/13 *Shula Dorrell*
E-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE

I hereby concur that a construction bond in the amount of \$ 16,400 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 1/8/2013 *Kali Olson*
Jackson Municipal Regional Planning Commission

Date 1/8/2013 *Josh Richardson*
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 1/8/2013 *Kali Olson*
Jackson Municipal Regional Planning Commission

CERTIFICATE OF ACCURACY OF SURVEY

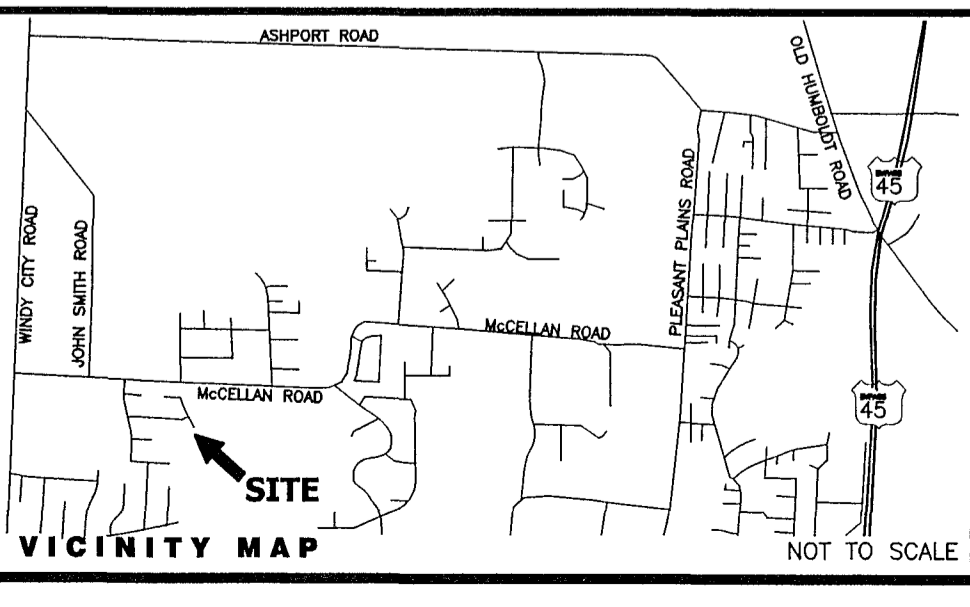
I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission, and that the accuracy of the survey upon which it is based is in accordance with the requirements of the Standard Specifications contained in the Rules of the Tennessee State Board of Examiners for Professional Surveyors, Category I survey. I further certify that all monuments have been placed as indicated.

Date 1-4-13 *Kali Olson*
REGISTERED LAND SURVEYOR
Tennessee No. 1420

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
BRANCH CREEK DRIVE	346.32'	26'	9,591 S.F.	50'	656.80'	N/A
HIGHLEADON COVE	411.91'	26'	14,205 S.F.	40'	926.38'	N/A

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA	NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA	NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S29° 23' 43"E	136.64'	2030.87'	136.66'	003° 51' 20"	C8	S02° 23' 36"W	51.18'	47.00'	54.12'	065° 58' 23"	C15	S30° 30' 52"E	28.60'	663.10'	28.60'	002° 28' 17"
C2	S13° 27' 48"W	22.54'	16.00'	25.01'	089° 34' 23"	C9	S68° 37' 03"E	57.90'	47.00'	62.38'	076° 02' 54"	C16	S30° 30' 52"E	30.76'	713.10'	30.76'	002° 28' 17"
C3	S73° 16' 11"W	71.34'	137.65'	72.17'	030° 02' 23"	C10	N57° 44' 32"E	25.30'	47.00'	25.62'	031° 13' 56"	C17	N30° 34' 08"W	81.68'	1980.87'	81.68'	002° 21' 45"
C4	N89° 08' 00"W	12.38'	137.65'	12.38'	005° 09' 16"	C11	N67° 47' 06"E	21.65'	25.00'	22.39'	051° 19' 04"	C18	N28° 25' 39"W	66.38'	1980.87'	66.38'	001° 55' 12"
C5	N60° 53' 50"W	21.65'	25.00'	22.39'	051° 19' 04"	C12	N79° 52' 05"E	83.40'	177.65'	84.19'	027° 09' 07"	C19	S29° 36' 32"E	149.90'	2005.87'	149.93'	004° 16' 57"
C6	N53° 11' 25"W	28.97'	47.00'	29.45'	035° 54' 14"	C13	N62° 16' 15"E	24.91'	177.65'	24.94'	008° 02' 32"	C20	S30° 30' 52"E	29.68'	688.10'	29.68'	002° 28' 17"
C7	S72° 07' 07"W	56.23'	47.00'	60.27'	073° 28' 41"	C14	S76° 45' 00"E	22.63'	16.00'	25.13'	090° 00' 00"	C21	S75° 50' 49"W	95.32'	157.65'	96.84'	035° 11' 38"



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. 47113C00134E, Effective Date: August 3, 2009.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Deed Book 1443, Page 1500.

The benchmark for the property shown hereon is a PK NAIL located in the eastern curb of Branch Creek Drive near the southwest corner of Lot 916 of Wrights Mill - Section IX-A. N: 509459.86, E: 1107718.97, Elev: 424.27

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:

MILLCHASE
65A NORTHSTAR DRIVE
JACKSON, TN 38305
TAX MAP 45, PARCEL 6.22
DEED BOOK 706, PAGE 1800

ZONING INFORMATION:

ZONED: RS
(SINGLE FAMILY RESIDENTIAL)

SETBACKS:

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

THIS DEVELOPMENT HAS BEEN GRANTED A VARIANCE TO ALLOW FOR A 30 FEET MINIMUM FRONT SETBACK.

LEGEND:

- END POINT OF LINE
- ⊙ IFP IRON PIN, FOUND
- ⊙ IPS IRON PIN, SET

BK/PG: P11/166-166
13000276

1 PGS: AL - PLAT	
WEBDY BATCH: 117994	
21/08/2013 - 03:24 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

FINAL PLAT
WRIGHT'S MILL
SECTION IX-B

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 45, PARCEL 6.22 - DEED BOOK 706, PAGE 1800

SECTION IX-B - 13 LOTS - 6.15 ACRES

ZONING: RS (SINGLE FAMILY RESIDENTIAL) DISTRICT

DRAWN BY: RYAN RICHARDSON DATE: 10/04/2012

SCALE: 1"=60' DWG. NO: 2003-065-FP9B

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