

ROXANNE L. CASEY
DEED BOOK 727 PAGE 630
TAX MAP 12, PARCEL 69.01
ZONED: RM-1
(FUTURE DEVELOPMENT)

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ROXANNE L. CASEY
DEED BOOK 727 PAGE 630
TAX MAP 12, PARCEL 69.01
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(FUTURE DEVELOPMENT)

BK/PG: P11/358-358
15012300

1 PGS AL-PLAT	
ANGIE BATCH: 150939	11/02/2015 - 04:14 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

Approved by Jackson
Municipal Regional
Planning Commission
Date 11/2/2015 KCO

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S34°12'01"E	30.04'
L2	N34°12'01"W	23.58'
L3	N34°12'01"W	6.46'
L4	N34°12'01"W	30.04'

CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S41°29'28"E	22.65'	16.00'	25.17'	090°08'23"
C2	S48°30'32"W	22.60'	16.00'	25.09'	089°51'37"
C3	S02°05'54"E	55.80'	282.06'	55.90'	011°21'15"
C4	S20°02'20"E	119.82'	282.06'	120.74'	024°31'37"
C5	S33°15'05"E	9.34'	282.06'	9.34'	001°53'53"
C6	S30°25'54"E	50.13'	381.36'	50.17'	007°32'15"
C7	N25°15'29"W	18.70'	381.36'	18.70'	002°48'35"
C8	N29°01'37"W	59.76'	331.36'	59.84'	010°20'49"
C9	N27°59'37"W	71.80'	332.06'	71.94'	012°24'48"
C10	N15°24'31"W	73.78'	332.06'	73.93'	012°45'23"
C11	N02°43'33"W	72.93'	332.06'	73.08'	012°36'34"
C12	N15°18'39"W	198.82'	307.06'	202.47'	037°46'45"
C13	N29°01'37"W	64.27'	356.36'	64.35'	010°20'49"

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 730, Page 1424, 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 Three Way Municipal Regional Planning Commission.
Date 11-2-15 R. Joel McAlexander
R. Joel McAlexander

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. Joel McAlexander, 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 executed the foregoing instrument for the purpose therein contained, and signing the same as owner/developer.
Witness my hand at office, this 2 day of November, 2015.
My Commission Expires: 4/26/17

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 11/2/15
Rosal Eiden
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 11/2/15
Rosal Eiden
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 11/2/15
Caleb Childers
E-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE
I hereby concur that a construction bond in the amount of \$4,535.00 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 11/2/2015
Three Way Municipal Regional Planning Commission
City of Three Way 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 Three Way 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 11/2/2015
Three Way Municipal Regional Planning Commission

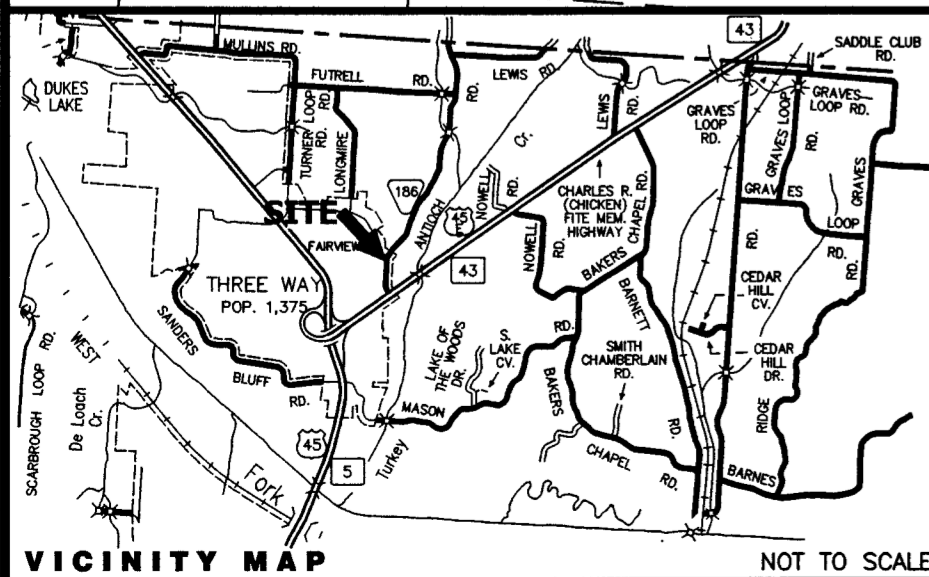
CERTIFICATE OF ACCURACY OF SURVEY
I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Three Way Municipal Regional Planning Commission, and that the accuracy of the survey is based on the Rules of the Tennessee State Board of Examiners for Land Surveyors in the Category I survey. I further certify that all monuments have been properly indicated.
Date 10/19/15
Tennessee No. 3053

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 compliant with the current Tennessee Minimum Standards of Practices and is correct to the best of my knowledge and belief.

FINAL PLAT
WILLOW RIDGE SUBDIVISION SECTION 3

6TH CIVIL DISTRICT, MADISON COUNTY, TENNESSEE
TAX MAP 12, PARCEL 69.04 - DEED BOOK 730, PAGE 1424
SECTION 3 - 11 LOTS - 4.40 ACRES
ZONING: RM-1
DRAWN BY: RYAN L. RICHARDSON DATE: 09/28/2015
SCALE: 1" = 60' DWG. NO: 2015-112-FP3
0' 60' 150'

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



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. 47113C00039E, Effective Date: August 3, 2009.
The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Deed Book 720, Page 125.

BENCHMARK NOTE:
The benchmark for the property shown hereon is a MAG nail in the intersection of Weeping Willow Way and Open View Cove. North: 534717.70, East: 1126426.55, Elevation: 403.64.

OWNER INFORMATION:
R. JOEL McALEXANDER
P.O. BOX 12555
JACKSON, TN 38305
TAX MAP 12, PARCEL 69.04
DEED BOOK 730, PAGE 1424

ZONING INFORMATION:
ZONED: RM-1 (MEDIUM DENSITY RESIDENTIAL)

SETBACKS:
FRONT: 30 FEET MINIMUM
SIDE: 8 FEET MINIMUM
REAR: 10 FEET MINIMUM

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
WEEPING WILLOW WAY	551.57'	26'	14,852 S.F.	50'	1,072.86'	N/A
OPEN VIEW COVE	130.00'	26'	2,748 S.F.	40'	211.11'	N/A

LEGEND:

○	ENDPOINT OF LINE
⊙	IRON PIN, FOUND
⊙	IRON PIN, FOUND (DAVID HALL LAND SURVEYING)
⊙	IRON PIN, SET