

R. JOEL McALEXANDER
DEED BOOK 730, PAGE 1424
TAX MAP 12, PARCEL 69.03
(FUTURE DEVELOPMENT)
ZONED: RM-1

MAG NAIL
N 534061.22
E 1125404.59
ELEV 429.13

BK/PG: P11/468-468
17003224

1 PGS-AL-PLAT	
MADE BATCH 168197	03/29/2017 - 12:11 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
OP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MADISON COUNTY
ANGIE BYERS
REGISTER OF DEEDS

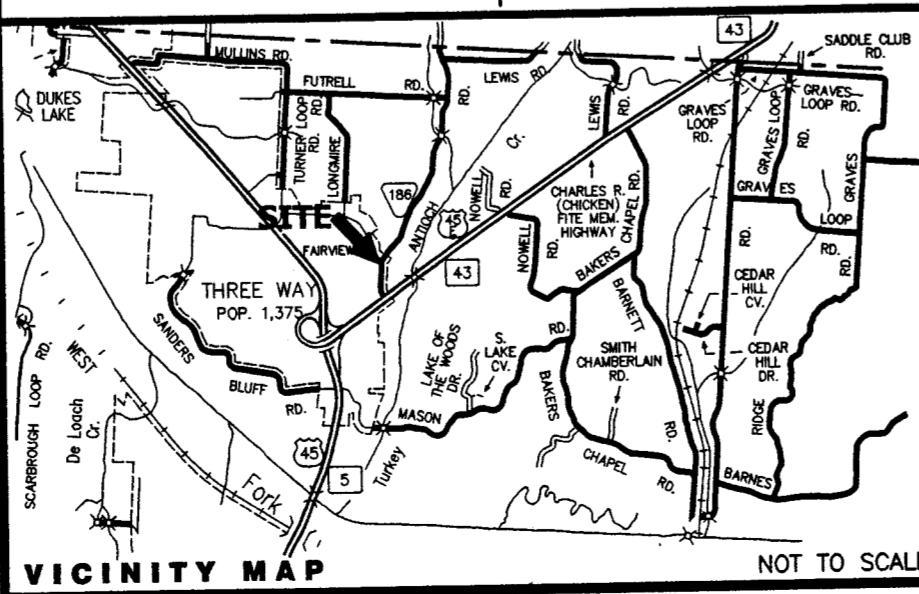
WILLIAM L. FARRIS
DEED BOOK 724 PAGE 696
TAX MAP 12, PARCEL 63.00
ZONED: B-H

WINFRED ALLEN
DEED BOOK 692 PAGE 1848
TAX MAP 12, PARCEL 66.00
ZONED: B-H

LaHAYS LIMITED PARTNERSHIP
DEED BOOK 598 PAGE 880
DEED BOOK 566 PAGE 122
TAX MAP 12, PARCEL 69.00
ZONED B-H

Approved by Jackson
Municipal Regional
Planning Commission
Date 3/29/2017 E.H.

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N11°03'04"W	143.60'	270.89'	145.33'	030°44'22"
C2	N26°25'30"W	0.04'	270.86'	0.04'	000°00'30"
C3	N52°05'17"W	21.65'	25.00'	22.39'	051°19'04"
C4	N38°52'41"W	58.99'	47.00'	63.77'	077°44'17"
C5	N38°11'41"E	58.14'	47.00'	62.68'	076°24'27"
C6	S73°51'25"E	46.64'	47.00'	48.80'	059°29'21"
C7	S09°36'43"E	53.24'	47.00'	56.60'	069°00'04"
C8	S00°21'23"E	21.32'	25.00'	22.03'	050°29'25"
C9	S26°00'55"E	0.36'	25.00'	0.36'	000°49'38"
C10	S26°24'33"E	0.22'	310.89'	0.22'	000°02'24"
C11	S18°31'15"E	85.12'	310.89'	85.39'	015°44'13"
C12	S03°09'59"E	81.01'	310.89'	81.24'	014°58'20"
C13	S11°03'18"E	154.24'	290.89'	156.11'	030°44'54"



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. 47113C0039E, Effective Date: August 3, 2009.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Deed Book 1404, Page 420.

BENCHMARK NOTE:
The benchmark for the property shown hereon is a MAG nail in the southern cul de sac of the proposed street located west of the subject property as shown hereon.
North: 534061.22, East: 1125404.59, Elevation: 429.13.

OWNER INFORMATION:
R. JOEL McALEXANDER
P.O. BOX 12555
JACKSON, TN 38305
TAX MAP 12, PORTION OF PARCEL 69.03
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

LEGEND:

○	ENDPOINT OF LINE
○	IPF IRON PIN, FOUND
○	IPF DH IRON PIN, FOUND (DAVID HALL LAND SURVEYING)
○	IPS IRON PIN, SET

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER SIDEWALK AREA
WOOD VALLEY CV	309.40'	26'	12,141 S.F.	40'	768.63' N/A

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 plan constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon to public use or to private use as Subdivision and Land Development Regulations of the Three Way Municipal Regional Planning Commission.

Date 3-28-17
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, by signing his/her name as owner/developer.

Witness my hand at office, this 28 day of March 2017

My Commission Expires: 2/28/21

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 3/29/17
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 3/29/17
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 3/29/17
E-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE
I hereby certify that a construction bond in the amount of \$9,100.00 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 3/29/2017
Three Way Municipal Regional Planning Commission

Date 3/29/17
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 3/29/2017
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 this survey is based on the standards of the Tennessee State Board of Examiners for Land Surveyors for Category I survey. I further certify that all monuments have been placed on the ground.

Date 3/29/17

CERTIFICATE:
I hereby certify that this is a Category I Survey and that the accuracy 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 4

6TH CIVIL DISTRICT, MADISON COUNTY, TENNESSEE
TAX MAP 12, PARCEL 69.03 - DEED BOOK 730, PAGE 1424

9 LOTS - 4.26 ACRES
ZONING: RM-1

DRAWN BY: RYAN L. RICHARDSON DATE: 02/01/2017
SCALE: 1" = 50' DWG. NO: 2015-112-FP4

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 664-0887