

**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 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 8-7-18 R. Joel McAlexander  
 R. Joel McAlexander

**ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE**

State of Tennessee  
 County of Madison  
 I, R. Joel McAlexander, Notary Public, in and for the State and County mentioned, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the owner/developer, and within named bargainor, 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.

Notary Public Witness my hand and office, this 7 day of August, 2018.

R. Joel McAlexander  
 Notary Public  
 My Commission Expires: 5.19.20

**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 8-10-18 [Signature]  
 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 8-10-18 [Signature]  
 Jackson Energy Authority

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**

I hereby concur that a construction bond in the amount of \$16,900.00 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 the 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 8/13/2018 [Signature]  
 Three Way Municipal Regional Planning Commission

Date 8/13/18 [Signature]  
 City of Three Way Engineering Department

**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 8/9/18 [Signature]  
 E-911 Administrative Office

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING**

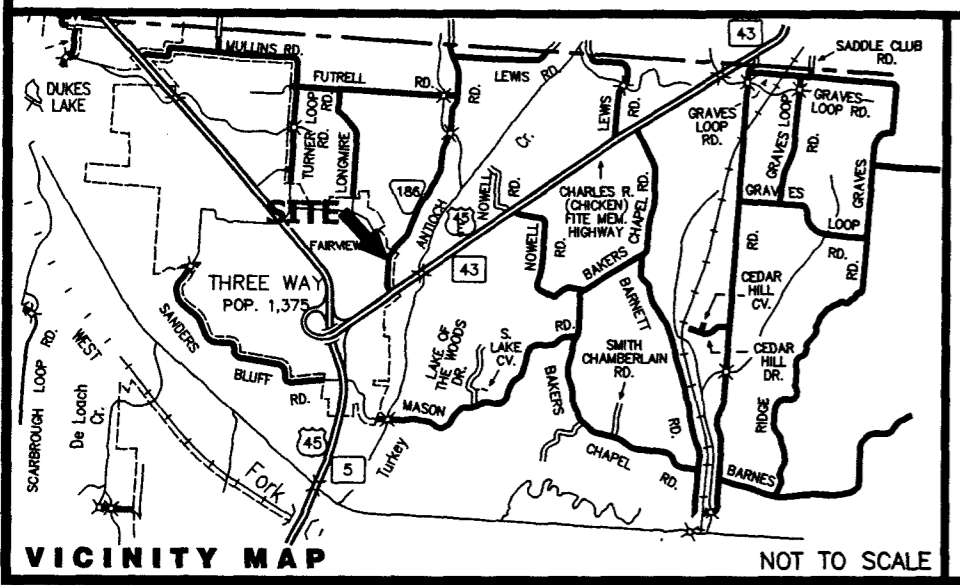
I hereby certify that the final subdivision plat shown hereon has been reviewed by all applicable review agencies and has been approved by the Three Way Municipal Regional Planning Commission, with the exception of any variances and stipulations noted in the minutes of the Planning Commission and that this plat is hereby approved for recording in the office of the Register of Deeds for Madison County, Tennessee.

Date 8/13/2018 [Signature]  
 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 shown hereon is based in accordance with the requirements of the Standards of Practice contained in the Rules of the Tennessee State Board of Examiners of Land Surveyors for a Category I survey. I further certify that all monuments have been placed as indicated on this plat.

Date 8/7/18 [Signature]  
 Registered Surveyor  
 Tennessee Certificate No. 3053



**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 2018 Page 1221

**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, PARCELS 69.02 & 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

**STREET INFORMATION TABLE:**

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
SMALL OAK DR	108.83'	26'	2,243 S.F.	150'	169.89'	N/A
WINDING WOOD DR	852.28'	26'	26,238 S.F.	150'	1,769.92'	N/A

Approved by Jackson Municipal Regional Planning Commission  
 Date 8/13/2018 [Signature]

BK/PG: P11/650-550  
 18009329

1 PGS-AL-PLAT  
 WENDY BATCH: 181714 08/13/2018 - 03:36 PM  
 VALUE 0.00  
 MORTGAGE TAX 0.00  
 TRANSFER TAX 0.00  
 RECORDING FEE 15.00  
 ARCHIVE FEE 2.00  
 DP FEE 0.00  
 REGISTER'S FEE 0.00  
 TOTAL AMOUNT 17.00

STATE OF TENNESSEE, MADISON COUNTY  
**ANGIE BYERS**  
 REGISTER OF DEEDS

NUMBER	DIRECTION	DISTANCE
L1	S86°01'57"W	21.89'

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N45°10'49"E	24.20'	16.00'	27.45'	098°17'45"
C2	N36°36'40"W	26.97'	25.00'	28.49'	065°17'13"
C3	N70°36'12"W	1.18'	25.00'	1.18'	002°41'53"
C4	N16°35'49"W	82.27'	50.00'	96.61'	110°42'40"
C5	N71°28'01"E	54.04'	50.00'	57.09'	065°25'00"
C6	S40°21'21"E	58.03'	50.00'	61.90'	070°56'16"
C7	S03°51'24"W	15.20'	50.00'	15.26'	017°29'14"
C8	S04°18'59"W	7.20'	25.00'	7.23'	016°34'04"
C9	N44°49'11"W	20.93'	16.00'	22.82'	081°42'15"

**FINAL PLAT**  
**WILLOW RIDGE SUBDIVISION**  
**SECTION 5**

6TH CIVIL DISTRICT, MADISON COUNTY, TENNESSEE  
 TAX MAP 12, PARCELS 69.02 & 69.03  
 DEED BOOK 730, PAGE 1424  
 19 LOTS - 7.71 ACRES ZONING: RM-1  
 DRAWN BY: RYAN L. RICHARDSON DATE: 05/31/2018  
 SCALE: 1" = 60' DWG. NO: 2015-112-FP5

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