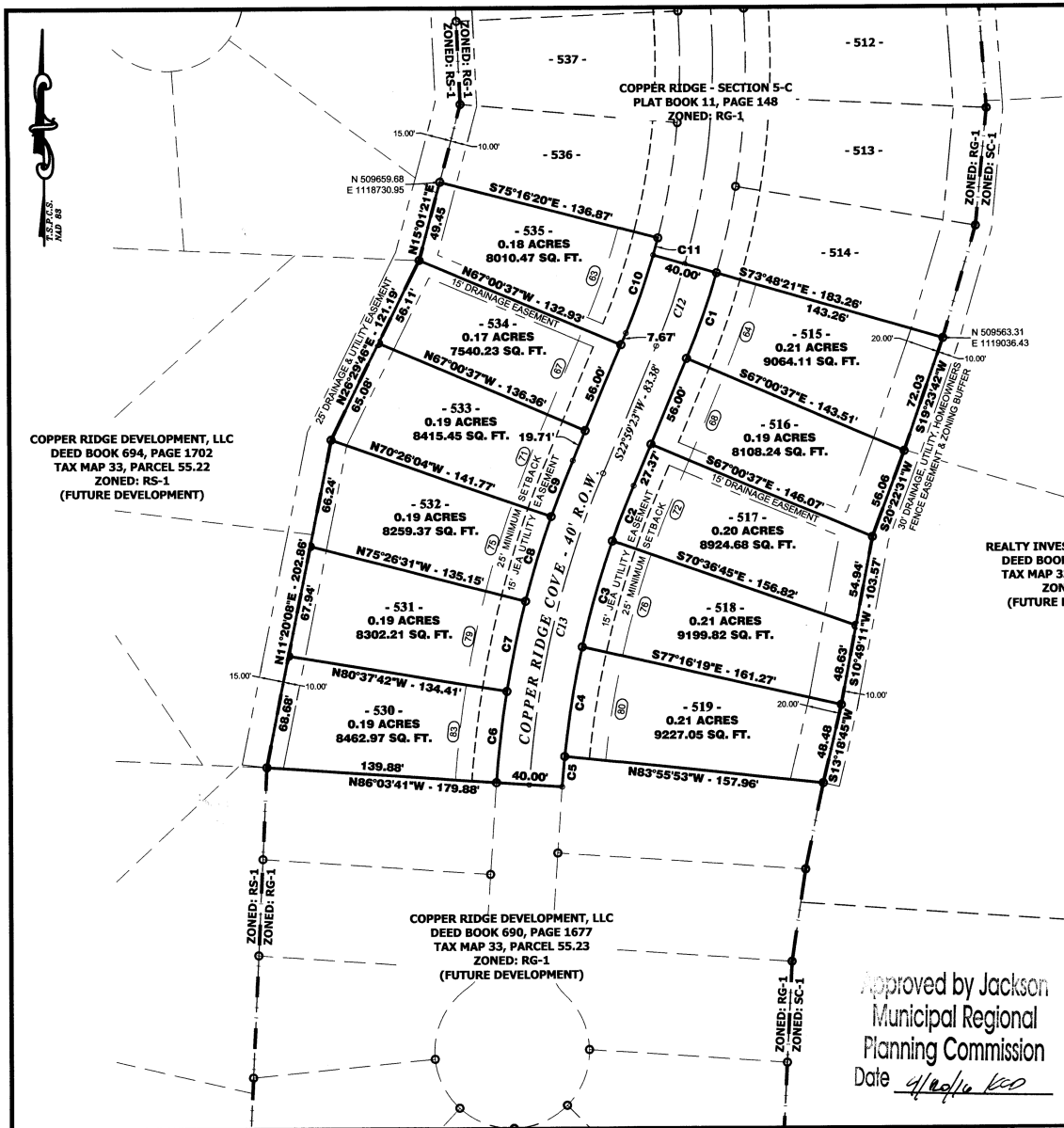


BK/PG: P11/400-400
16004150

1 PGS:AL-PLAT	
WENDY BATCH: 155738 04/20/2016 - 01:52 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
ANGIE BYERS
REGISTER OF DEEDS

CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N19°35'31"E	55.04'	464.32'	55.07'	006°47'43"
C2	N21°11'20"E	36.21'	575.95'	36.22'	003°36'10"
C3	N16°03'28"E	66.90'	575.95'	66.94'	006°39'34"
C4	N09°23'54"E	66.90'	575.95'	66.94'	006°39'34"
C5	S05°08'59"W	18.47'	575.95'	18.47'	001°50'16"
C6	S06°47'30"W	55.45'	615.95'	55.47'	005°09'35"
C7	S11°57'53"W	55.74'	615.95'	55.76'	005°11'12"
C8	S17°03'43"W	53.82'	615.95'	53.83'	005°00'27"
C9	S21°16'39"W	36.80'	615.95'	36.81'	003°25'26"
C10	S18°51'31"W	61.13'	424.32'	61.19'	008°15'43"
C11	S15°27'39"W	10.86'	424.32'	10.86'	001°27'59"
C12	S19°35'31"W	52.67'	444.32'	52.70'	006°47'43"
C13	S13°36'19"W	194.34'	595.95'	195.22'	018°46'07"

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 690 Page 1677, 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.

3-29-16 Date — by: _____ Copper Ridge Development, LLC

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, [illegible], with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the owner/developer, the within named bargainor, and that he/she as such owner/developer, executed the foregoing instrument for the purposes therein contained, by signing his/her name as owner/developer.

Witness my hand at office, this 24th day of March, 2016.

Notary Public

My Commission Expires: 1-23-18

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.

4/20/16 Date — Rowland Fisher, 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.

4/20/16 Date — Rowland Fisher, 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.

3/29/16 Date — E-911 Administrative Office

CERTIFICATE OF RECOGNITION OF PRIVATE STREETS

I hereby recognize that the streets, drainage improvements, and/or rights-of-way depicted on this subdivision plat are private. These streets, drainage improvements, and rights-of-way shall remain private and not be accepted by the Governing Authority, and the future maintenance shall be the responsibility of the subdivision developer and/or future property owners or Home Owners Association in accord with the required maintenance agreement recorded in the office of the Register of Deeds for Madison County, Tennessee.

4/20/16 Date — Jackson Municipal Regional Planning Commission

4/20/16 Date — City of Jackson Engineering Department

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING

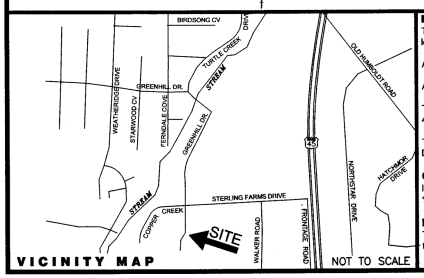
I hereby certify that the final subdivision plat shown hereon has been reviewed by all applicable review agencies and has been approved by the Jackson Municipal Regional Planning Commission, with the exception of any variances and stipulations noted in the minutes of the Planning Commission and that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

4/20/16 Date — 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 placed as indicated.

12/28/15 Date — 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. 47113C0153E, Effective Date: August 3, 2009.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book T2010 Page 13710

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.

BENCHMARK NOTE:
The benchmark for the property shown hereon is a PK nail set in the eastern curb of Copper Ridge Cove near the northwest corner of Lot 506 of Copper Ridge - Section 5-B. N 510104.154, E 1118897.914, Elev. 448.84

OWNER INFORMATION:
Copper Ridge Development, LLC
P.O. Box 12445
Jackson, TN 38308
Tax Map 33 Parcel 55.23
Deed Book 690, Page 1677

ZONING INFORMATION:
Current Zoning: RG-1(General Residential) District

Setbacks:
Front: 25 feet minimum
Side: 8 feet minimum
Rear: 10 feet minimum

LEGEND:	
○	END POINT OF LINE
◎ IPF	IRON PIN, FOUND
◎ IPS	IRON PIN, SET

STREET INFORMATION TABLE:						
STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
COPPER RIDGE COVE	331.29'	26'	8,613.52 S.F.	40'	662.58'	N/A

FINAL PLAT
COPPER RIDGE SECTION 5-D

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

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 33, PARCEL 55.23 - DEED BOOK 690, PAGE 1677
SECTION 5-D - 11 LOTS - 2.45 ACRES
ZONING: RG-1
DRAWN BY: RYAN RICHARDSON DATE: 12/28/2015
SCALE: 1"=50' DWG. NO: 2005-092-CR5D
0 50 125