

**LEGEND:**

○	END POINT OF LINE
⊙	IPF IRON PIN, FOUND
⊙	IPS IRON PIN, SET (SEE NOTES)

PALMER WOODS - SECTION 2A  
PLAT BOOK 11, PAGE 71  
ZONED: RS-1

PALMER WOODS - SECTION 2B  
PLAT BOOK 11, PAGE 283  
ZONED: RS-1

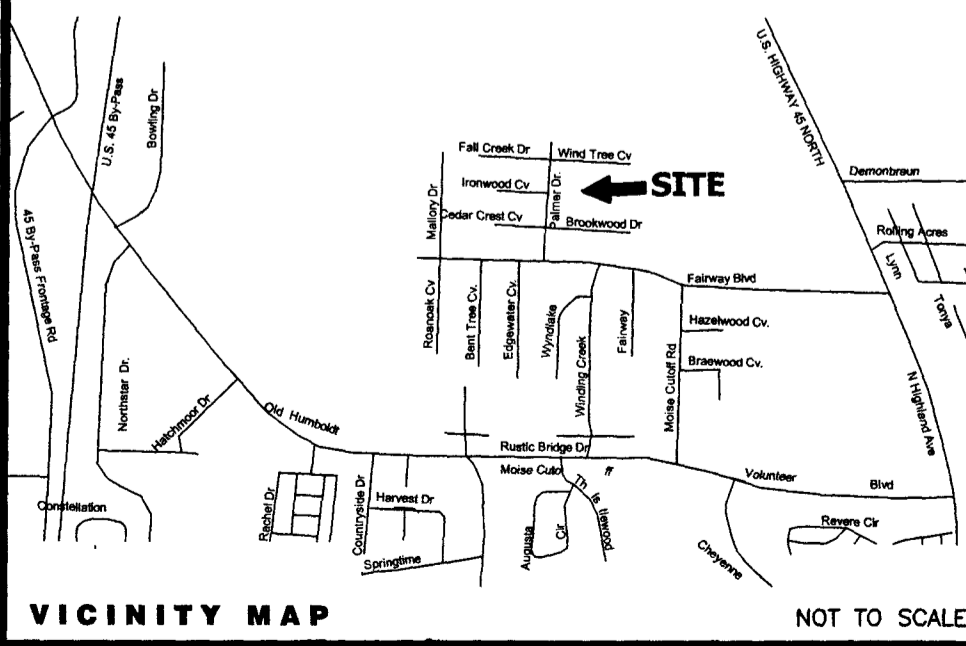
PALMER WOODS - SECTION 1  
PLAT BOOK 10, PAGE 480  
ZONED: RS-1

PALMER WOODS - SECTION 3  
PLAT BOOK 10, PAGE 481  
PLAT BOOK 11, PAGE 252 (REVISED)  
PLAT BOOK 11, PAGE 283 (REVISED)  
ZONED: RS-1

VFW PARTNERS  
DEED BOOK 724, PAGE 1997  
TAX MAP 33, PARCEL 50.01  
ZONED: RS-1

**CURVE TABLE**

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N89°08'42"W	2.90'	2524.00'	2.90'	000°03'57"
C2	N88°54'01"W	23.97'	2474.00'	23.97'	000°33'19"
C3	N87°01'44"W	12.64'	2524.00'	12.64'	000°17'13"
C4	N03°34'39"E	35.50'	2196.10'	35.50'	000°55'34"
C5	N04°52'02"E	63.35'	2196.10'	63.36'	001°39'11"
C6	N05°35'44"E	7.68'	2246.14'	7.68'	000°11'46"



**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. 47113C0154E, Effective Date: August 3, 2009.  
The Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 1803, Page 1351 and Trust Deed Book 1803, Page 1357.  
Sheet 1 contains all survey related information.  
Sheet 2 contains notes, owner information, certificates and zoning information.  
This is not a complete document without both Sheets 1 and 2.

**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 Fire Hydrant Tagbolt #5802 located on the north side of Fall Creek Drive near the southwest corner of Lot 214 of Palmer Woods, Section 2-A. N: 513007.75, E: 1124685.21, Elev: 423.18 (Benchmark information taken from the final plat of Palmer Woods - Section 2-A as recorded in Plat Book 11, Page 71 in the Register's Office of Madison County, Tennessee).

**REVISION NOTE:**  
This survey has been created to revise the commons area and Lots 303 & 305-306 of Palmer Woods - Section 3 and Lots 131-134 of Palmer Woods - Section 1 by decreasing the size of the commons area and deepening the lots.

Approved by Jackson  
Municipal Regional  
Planning Commission  
Date 8/13/15

**REVISED FINAL PLAT**

**PALMER WOODS**  
SECTION 1 ~ LOTS 131-134,  
SECTION 3 ~ LOTS 303, 305-307,  
& COMMONS AREA

3rd CIVIL DISTRICT, MADISON COUNTY, TENNESSEE  
8 LOTS & 1 COMMONS AREA - 4.57 ACRES  
ZONING: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT  
DRAWN BY: RYAN L. RICHARDSON  
SCALE: 1"=40' DATE: 06/16/2015  
DWG. NO: 2003-007-PW-COMMONS SHEET 1 OF 2  
SURVEYING SERVICES, INC.  
JACKSON, TENNESSEE  
41 HERITAGE SQUARE  
(731) 664-0807

**CERTIFICATE OF OWNERSHIP AND DEDICATION: COMMONS AREA**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 707 Page 556, 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 Jackson Municipal Regional Planning Commission.  
Date: 7-2-15  
Signature: R. Joel McAlexander  
Notary Public

**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 2nd day of July, 2015.  
Notary Public  
My Commission Expires: 1-23-18

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 131**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 692 Page 582 and Deed Book 729 Page 1343, 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 Jackson Municipal Regional Planning Commission.  
Date: 7/6/15  
Signature: William T. Pinson or Megan E. Pinson  
Notary Public

**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, William T. Pinson, 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 16th day of July, 2015.  
Notary Public  
My Commission Expires: 1-23-18

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 132**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 713 Page 1628 and Deed Book 729 Page 1343, 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 Jackson Municipal Regional Planning Commission.  
Date: 7-14-15  
Signature: Richard S. Paris or Summer R. Paris  
Notary Public

**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, Summer R. Paris, 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 14th day of July, 2015.  
Notary Public  
My Commission Expires: 7-18

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 133**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 719 Page 518 and Deed Book 722 Page 1322, 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 Jackson Municipal Regional Planning Commission.  
Date: 7-21-2015  
Signature: Whitney Epperson  
Notary Public

**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, Whitney Epperson, 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 21st day of July, 2015.  
Notary Public  
My Commission Expires: 1-23-18

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 134**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 720 Page 985 and Deed Book 729 Page 1317, 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 Jackson Municipal Regional Planning Commission.  
Date: 7-21-15  
Signature: Derek A. Clark or Maranda J. Clark  
Notary Public

**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, Derek A. Clark, 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 21st day of July, 2015.  
Notary Public  
My Commission Expires: 8-27-18

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 303**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 724 Page 492 and Deed Book 729 Page 1329, 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 Jackson Municipal Regional Planning Commission.  
Date: 7-8-15  
Signature: Blake Alan Sides or Jamie Lauren Sides  
Notary Public

**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, Jamie Lauren Sides, 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 8th day of July, 2015.  
Notary Public  
My Commission Expires: 8-27-18

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 305**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 726 Page 1308 and Deed Book 729 Page 1325, 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 Jackson Municipal Regional Planning Commission.  
Date: 7-7-15  
Signature: Alicia Jill Allen  
Notary Public

**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, Alicia Jill Allen, 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 7th day of July, 2015.  
Notary Public  
My Commission Expires: 8-27-15

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 306**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 704 Page 1389 and Deed Book 722 Page 1323, 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 Jackson Municipal Regional Planning Commission.  
Date: 7/22/15  
Signature: Paul John Conway or Holly K. Temple  
Notary Public

**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, Holly Conway, 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 22nd day of July, 2015.  
Notary Public  
My Commission Expires: 1-23-18

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 307**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 728 Page 1355 and Deed Book 729 Page 1321, 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 Jackson Municipal Regional Planning Commission.  
Date: 9-27-15  
Signature: Diffie Construction Company, Inc.  
Notary Public

**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, Diffie Construction Company, Inc., 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 27th day of July, 2015.  
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.  
Date: 8/13/15  
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: 8/13/15  
Signature: Jackson Energy Authority

**CERTIFICATE OF RECOGNITION OF EXISTING STREETS AND RIGHTS-OF-WAY**  
I hereby recognize that the streets and rights-of-way depicted on this subdivision plat are existing and does not involve any new construction.  
Date: 8/13/15  
Signature: City of Jackson Engineering Department

**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. 47113C0154E, Effective Date: August 3, 2009.  
The Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 1803, Page 1351 and Trust Deed Book 1803, Page 1357.  
Sheet 1 contains all survey related information.  
Sheet 2 contains notes, owner information, certificates and zoning information.  
This is not a complete document without both Sheets 1 and 2.

**REVISION NOTE:**  
This survey has been created to revise the commons area and Lots 303 & 305-306 of Palmer Woods - Section 3 and Lots 131-134 of Palmer Woods - Section 1 by decreasing the size of the commons area and deepening the lots.

**OWNER INFORMATION:**  
COMMONS AREA - R. JOEL McALEXANDER - P.O. BOX 12555, JACKSON, TN 38308 - TAX MAP 33, PARCEL 52.00 - DEED BOOK 707, PAGE 556  
LOT 131 - WILLIAM T. PINSON and wife, MEGAN E. PINSON - 72 PALMER DRIVE, JACKSON, TN 38305 - TAX MAP 33K, GROUP C, PARCEL 31.00 - DEED BOOK 692, PAGE 582  
LOT 132 - RICHARD S. PARIS and wife, SUMMER R. PARIS - 64 PALMER DRIVE, JACKSON, TN 38305 - TAX MAP 33K, GROUP C, PARCEL 32.00 - DEED BOOK 713, PAGE 1628  
LOT 133 - WHITNEY EPPERSON - 54 PALMER DRIVE, JACKSON, TN 38305 - TAX MAP 33K, GROUP C, PARCEL 33.00 - DEED BOOK 719, PAGE 518  
LOT 134 - DEREK A. CLARK and wife, MARANDA J. CLARK - 48 PALMER DRIVE, JACKSON, TN 38305 - TAX MAP 33K, GROUP C, PARCEL 34.00 - DEED BOOK 720, PAGE 985  
LOT 303 - BLAKE ALAN SIDE and wife, JAMIE LAUREN SIDES - 29 BROOKWOOD DRIVE, JACKSON, TN 38305 - TAX MAP 33K, GROUP C, PARCEL 38.00 - DEED BOOK 724, PAGE 492  
LOT 305 - ALICIA JILL ALLEN - 41 BROOKWOOD DRIVE, JACKSON, TN 38305 - TAX MAP 33K, GROUP C, PARCEL 40.00 - DEED BOOK 726, PAGE 1308  
LOT 306 - PAUL JOHN CONWAY and wife, HOLLY K. TEMPLE - 47 BROOKWOOD DRIVE, JACKSON, TN 38305 - TAX MAP 33K, GROUP C, PARCEL 41.00 - DEED BOOK 704, PAGE 1389  
LOT 307 - DIFFIE CONSTRUCTION COMPANY, INC. - P.O. BOX 11475, JACKSON, TN 38308 - TAX MAP 33K, GROUP C, PARCEL 42.00 - DEED BOOK 728, PAGE 1355

**BENCHMARK NOTE:**  
The benchmark for the property shown hereon is Fire Hydrant Tagbolt #5802 located on the north side of Fall Creek Drive near the southwest corner of Lot 214 of Palmer Woods, Section 2-A. N: 513007.75, E: 1124685.21, Elev: 423.18 (Benchmark information taken from the final plat of Palmer Woods - Section 2-A as recorded in Plat Book 11, Page 71 in the Register's Office of Madison County, Tennessee).

**ZONING INFORMATION:**  
ZONED: RS-1 (SINGLE FAMILY RESIDENTIAL)  
SETBACKS:  
FRONT: 30 FEET MINIMUM  
SIDE: 8 FEET MINIMUM  
REAR: 10 FEET MINIMUM

**BK/PG: P11/337-338**  
**15008798**  
2 PGS-AL-PLAT  
WENDY BATCH 148311 08/13/2015 - 03:46 PM  
VALUE 0.00  
MORTGAGE TAX 0.00  
TRANSFER TAX 0.00  
RECORDING FEE 20.00  
ARCHIVE FEE 0.00  
DP FEE 2.00  
REGISTER'S FEE 0.00  
TOTAL AMOUNT 22.00

**REVISION NOTE:**  
This survey has been created to revise the commons area and Lots 303 & 305-306 of Palmer Woods - Section 3 and Lots 131-134 of Palmer Woods - Section 1 by decreasing the size of the commons area and deepening the lots.

**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 which is based is in accordance with the requirements of the Standards and Specifications contained in the Rules of the Tennessee State Board of Examiners of Registered Surveyors, Category I survey. I further certify that all monuments have been properly indicated.  
Date: 8/13/15  
Signature: Ryan L. Richardson  
Registered Surveyor  
Tennessee Certificate No. 3053

Approved by Jackson  
Municipal Regional  
Planning Commission  
Date 8/13/15

**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.

**REVISED FINAL PLAT**  
**PALMER WOODS**  
**SECTION 1 ~ LOTS 131-134,**  
**SECTION 3 ~ LOTS 303, 305-307,**  
**& COMMONS AREA**  
3rd CIVIL DISTRICT, MADISON COUNTY, TENNESSEE  
8 LOTS & 1 COMMONS AREA - 4.57 ACRES  
ZONING: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT  
DRAWN BY: RYAN L. RICHARDSON  
SCALE: 1"=40' DATE: 06/16/2015  
DWG. NO: 2003-007-PW-COMMONS SHEET 2 OF 2  
SURVEYING SERVICES, INC.  
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