

BK/PG: P11/252-252
14005316

1 PGS: AL - PLAT	
WENDY BATCH: 134822	05/12/2014 - 04:11 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

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 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 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.

Date: _____
R. Joel McAlexander

ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE

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 24th day of April, 2014

My Commission Expires: 1-23-18

R. Joel McAlexander
Notary Public

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: 5/12/14
R. Joel McAlexander
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: 5/12/14
R. Joel McAlexander
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: 4/24/14
Cuba Childers
E-911 Administrative Office

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: 5/12/2014
Josh Richard
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.

Date: 5/12/2014
Ryan Richardson
Jackson Municipal Regional Planning Commission

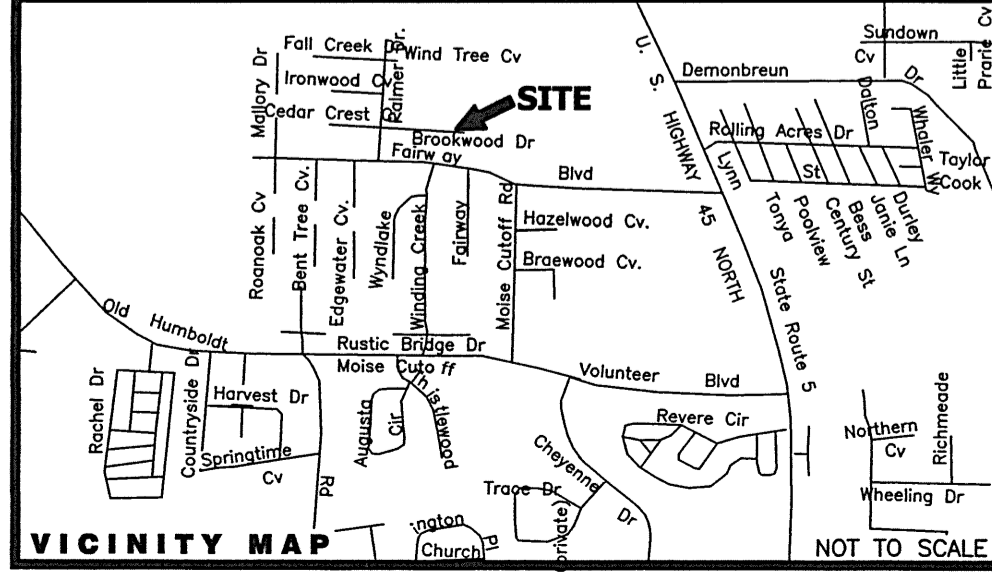
CERTIFICATE OF ACCURACY OF SURVEY

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 the monuments have been placed as indicated.

Date: 4-24-14
Ryan Richardson
Registered Surveyor
Tennessee Certificate No. 1420



Approved by Jackson
Municipal Regional
Planning Commission
Date 5/12/2014 KCLP



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 Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book T1803, Page 1357.

REVISION NOTE:
This plat has been prepared to widen the existing Lot 307 of Palmer Woods - Section 3 by 1 foot to accommodate a larger home.

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.

OWNER INFORMATION:
R. JOEL MCALEXANDER
P.O. BOX 12555
JACKSON, TN 38308
TAX MAP 33K, GROUP C, PARCEL 42.00
TAX MAP 33, PORTION OF PARCEL 50.01
DEED BOOK 707, PAGE 556

ZONING INFORMATION:
ZONED: RS-1
(SINGLE FAMILY RESIDENTIAL)

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

BENCHMARK NOTE:
The benchmark for the property shown hereon is an iron pin found at the southeast corner of Lot 302 of Palmer Woods - Section 3, N: 512416.24, E: 1125182.46, Elev: 420.30 (Benchmark information taken from the revised final plat for Palmer Woods - Section 3, Lot 302 and Commons Area as recorded in Plat Book 10, Page 658.)

LEGEND:
○ END POINT OF LINE
● I.P.F. IRON PIN, FOUND
○ I.P.S. IRON PIN, SET

REVISED FINAL PLAT

PALMER WOODS SECTION 3, LOT 307

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 33K, GROUP C, PARCEL 42.00
TAX MAP 33, PARCEL 50.01
ZONING: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT
DRAWN BY: RYAN RICHARDSON DATE: 04/23/2014
SCALE: 1"=20' DWG. NO: 2003-007 LOT 307

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 694-9807