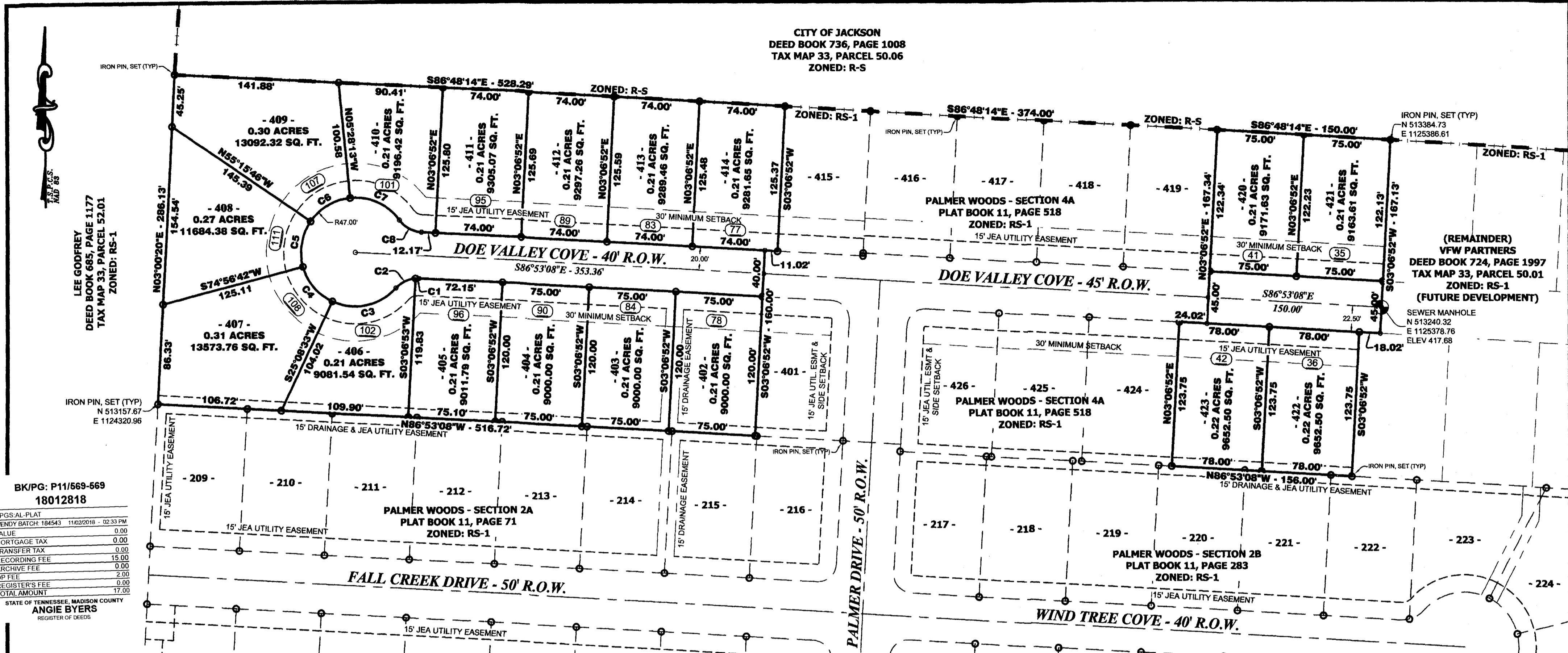


CITY OF JACKSON
DEED BOOK 736, PAGE 1008
TAX MAP 33, PARCEL 50.06
ZONED: R-S



LEE GODFREY
DEED BOOK 685, PAGE 1177
TAX MAP 33, PARCEL 52.01
ZONED: RS-1

BK/PG: P11/569-569
18012818

1 PGS-AL-PLAT	
WENDY BATCH 184543	11/02/2018 - 02:33 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	0.99
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MADISON COUNTY
ANGIE BYERS
REGISTER OF DEEDS

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N89°43'44"E	2.95'	25.00'	2.95'	006°46'15"
C2	N64°04'12"E	18.95'	25.00'	19.44'	044°32'49"
C3	N78°28'10"E	56.14'	47.00'	60.17'	073°20'45"
C4	S39°57'23"E	39.58'	47.00'	40.85'	049°48'09"
C5	S09°50'28"W	39.57'	47.00'	40.84'	049°47'32"
C6	S59°38'00"W	39.57'	47.00'	40.84'	049°47'32"
C7	N65°31'09"W	46.93'	47.00'	49.14'	059°54'09"
C8	N61°13'36"W	21.65'	25.00'	22.39'	051°19'04"

Approved by Jackson
Municipal Regional
Planning Commission
Date 11/2/2018 E.H.H.

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 724, Page 1997, 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: 11-1-18
By: VFW PARTNERS
ANGIE BYERS, Notary Public

ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE

I, ANGIE BYERS, Notary Public, in and for the State of Tennessee, do hereby certify that ANGIE BYERS, with whom I am personally acquainted, appeared before me, the undersigned, a Notary Public, in and for the State of Tennessee, on this 1st day of November, 2018, 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.

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: 11/2/18
By: Rachel 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.

Date: 11/2/18
By: Rachel Fisher, Jackson Energy Authority

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE

I hereby concur that a construction bond in the amount of \$1,156,100 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: 11/2/2018
By: Jackson Municipal Regional Planning Commission
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: 11/2/2018
By: Jackson Municipal Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

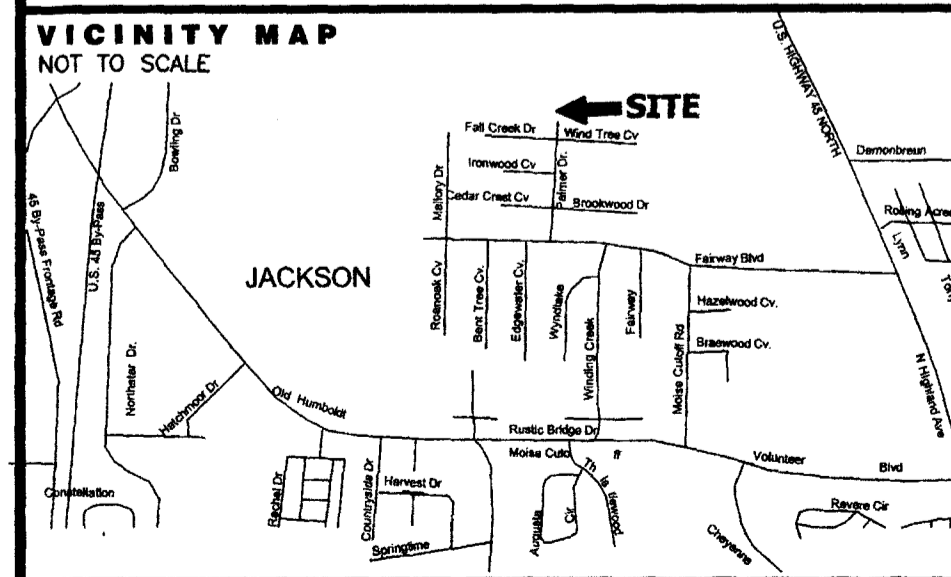
I hereby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the E911 Administrative Office.

Date: 11/2/18
By: E-911 Administrative Office

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 is based on a survey conducted in accordance with the requirements of the Standards of Practice as established in the Rules of the Tennessee State Board of Examiners for Land Surveyors, Category I survey. I further certify that all monuments have been placed as indicated.

Date: 8/8/18
By: Register of Deeds for Madison County, Tennessee



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 682, Page 1347.

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.

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER SIDEWALK LENGTH	AREA
DOE VALLEY CV.	503.36'	26'	17,036 S.F.	40-45'	1,156.10'	N/A

OWNER INFORMATION:
VFW PARTNERS
P.O. BOX 12555
JACKSON, TN 38308
TAX MAP 33, PARCEL 50.01
DEED BOOK 724, PAGE 1997

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

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

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

BENCHMARK NOTE:
The benchmark for the property shown hereon is a sewer manhole located in the centerline of Doe Valley Cove, near the southeast corner of Lot 421 of Palmer Woods - Section 4B. N 513240.32, E 1125378.76, ELEV 417.68

FINAL PLAT
NO. 30

PALMER WOODS SECTION 4-B

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 33, PARCEL 50.01 - DEED BOOK 724, PAGE 1997
SECTION 4-B - 17 LOTS - 4.44 ACRES
ZONING: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT
DRAWN BY: RYAN RICHARDSON DATE: 06/08/2018
SCALE: 1"=60' DWG. NO: 2003-007-PP4B

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 984-0807