

TBM: TAGBOLT 4-0  
N 510034.35  
E 1108318.31  
ELEV 435.07

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S85°06'29"E	5.74
L2	S89°00'00"W	4.53
L3	S85°36'27"E	4.79
L4	S85°36'27"E	7.71

**CURVE TABLE**

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N69°32'24"E	21.41'	25.00'	22.12'	050°42'13"
C2	N81°06'36"E	60.07'	50.00'	64.44'	073°50'37"
C3	S31°28'58"E	50.73'	50.00'	53.21'	060°58'16"
C4	S31°52'02"W	54.27'	50.00'	57.36'	065°43'44"

**CERTIFICATE OF OWNERSHIP AND DEDICATION: COMMON 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 720, Page 1381, 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: 10/20/16  
Nikki McAlexander Partner  
The Grove Partners

**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, Nikki 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 19<sup>th</sup> day of October, 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.

Date: 6/10/16  
Paul F. 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: 6/10/16  
Paul F. 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.

Date: 6/10/16  
Curtis Collins  
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.

Date: 6/10/16  
Kelsi Johnson  
Jackson Municipal Regional Planning Commission

Date: 6/10/16  
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: 10/20/2016  
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 Professional Surveyors, Category I survey. I further certify that all monuments have been placed as indicated on this plat.

Date: 6/19/16  
Ryan Richardson  
Registered Surveyor  
Tennessee Certificate No. 3053

BK/PG: P11/433-433  
16011957

1 PGS-AL-PLAT	
MARIE BATCH: 161538	10/20/2016 - 03:51 PM
VALUE	0.00
MORTGAGE TAX	0.00

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 103**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 734, Page 127, 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: 10/12/16  
Robert and/or Tiffany Overton

**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, Robert and/or Tiffany Overton, 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 13<sup>th</sup> day of October, 2016

Notary Public

My Commission Expires: 1-23-18

**CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 104 & 105**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 723, Page 1811 and Deed Book 727, Page 975, 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: 10/11/16  
Shane and/or Nikki McAlexander

**ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE**

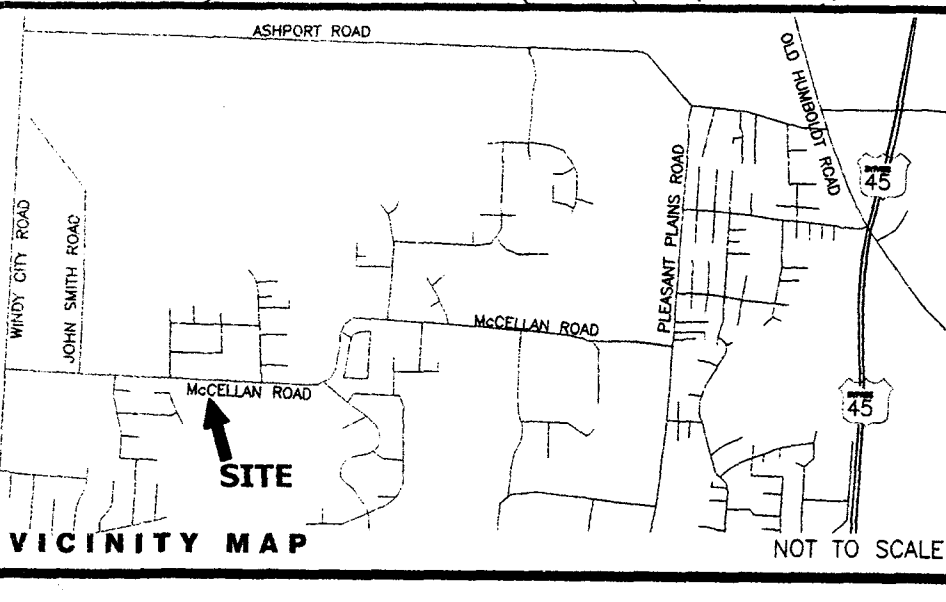
State of Tennessee  
County of Madison

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County mentioned, Shane and/or Nikki 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 11<sup>th</sup> day of October, 2016

Notary Public

My Commission Expires: 1-23-18



**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. 47113C0134E, Effective Date: August 3, 2009.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 1976, Page 163.

The benchmark for the property shown hereon is Tagbolt 4-0 on a fire hydrant located on the north side of McClellan Road across from the entrance to this subdivision. N: 510034.35, E: 1108318.31, Elev: 435.07

**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: COMMON AREA**  
THE GROVE PARTNERS  
3989 CHRISTMASVILLE ROAD  
JACKSON, TN 38305  
TAX MAP 32N, GROUP D, PARCEL 5.01  
DEED BOOK 720, PAGE 1381

**OWNER INFORMATION: LOT 103**  
ROBERT AND TIFFANY OVERTON  
22 WINSLOW COVE  
JACKSON, TN 38305  
TAX MAP 32N, GROUP D, PARCEL 3.00  
DEED BOOK 727, PAGE 127

**OWNER INFORMATION: LOT 104 & 105**  
SHANE AND NIKKI McALEXANDER  
31 WINSLOW COVE  
JACKSON, TN 38305  
TAX MAP 32N, GROUP D, PARCEL 4.00 & 5.00  
DEED BOOK 727, PAGE 975  
DEED BOOK 723, PAGE 1811

**ZONING INFORMATION:**  
ZONED: R-S  
(SINGLE FAMILY RESIDENTIAL)

**LEGEND:**  
○ END POINT OF LINE  
● IFF IRON PIN, FOUND  
⊙ IIPS IRON PIN, SET

**SETBACKS:**  
FRONT: 40 FEET MINIMUM  
SIDE: 12 FEET MINIMUM  
REAR: 20 FEET MINIMUM

Approved by Jackson Municipal Regional Planning Commission  
Date 10/20/2016 E.H.

**REVISED FINAL PLAT**

**THE GROVE AT MATTHEWS CREEK SECTION 1-A, COMMONS AREA & LOTS 103 - 105**

JACKSON, MADISON COUNTY, TENNESSEE

TAX MAP 32N, GROUP D, PARCELS 3, 4, 5, & 5.01

4 LOTS - 2.43 ACRES

ZONING: R-S (SINGLE FAMILY RESIDENTIAL) DISTRICT

DRAWN BY: RYAN RICHARDSON DATE: 06/09/2016

SCALE: 1"=50' DWG. NO: 2006-087 GROVE 103-105 REV 2016

0 50 125

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