



SECTION VII-A - 9.8669 ACRES
THE ROAD FRONTAGE OF ALL LOTS ARE SUBJECT TO A 15' J.U.D. UTILITY EASEMENT

○ STREET ADDRESS

ZONE - RS-1
DESIGN ENGINEER - McALEXANDER ENGINEERING
384-C CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1/7500 AS SHOWN HEREDON. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PROPERTY DOES NOT LIE IN A F.E.M.A. DESIGNATED 100 YEAR FLOOD ZONE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREDON AS RECORDED IN DEED BOOK 559 PAGE 610, IN THE OFFICE OF THE REGISTER OF MADISON COUNTY, TENNESSEE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE OR TO PRIVATE USE AS NOTED.

DATE 12/7/98 OWNER Woods Venture L.L.C. by R. Joel McAlexander

ACKNOWLEDGMENT OF OWNER'S SIGNATURE
STATE OF TENNESSEE
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, R. Joel McAlexander, THE NAMED BARGAINER WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING AND ATTACHED INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, WITNESS MY HAND AND NOTARIAL SEAL OF OFFICE IN MADISON COUNTY, TENNESSEE, THIS 4th DAY OF Dec. 1998

NOTARY PUBLIC R. Joel McAlexander
MY COMMISSION EXPIRES 9/17/2000

CERTIFICATE OF ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREDON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY BY THE JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREDON, TO THE SPECIFICATIONS SET FORTH IN THE SUBDIVISION REGULATIONS FOR THE JACKSON, TENNESSEE PLANNING REGION.

DATE 12-3-98 REG. ENGINEER OR SURVEYOR R. Bruce Richardson

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE
I HEREBY CERTIFY THAT A CONSTRUCTION BOND IN THE AMOUNT OF \$15,400.00 HAS BEEN POSTED TO INSURE COMPLETION AND QUALITY OF ALL REQUIRED IMPROVEMENTS. FOLLOWING SATISFACTORY COMPLETION OF ALL CONSTRUCTION ITEMS, THE STREET AND 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 12/7/98 R. Bruce Richardson
AUTHORIZED REPRESENTATIVE OF THE JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
DATE 12/17/98
CITY ENGINEER OR COUNTY HIGHWAY SUPERINTENDANT

CERTIFICATE OF APPROVAL OF WATER AND/OR SANITARY SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE WATER AND/OR SANITARY SEWER SYSTEM OF SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE JACKSON UTILITY DIVISION.

DATE 12/7/98 JACKSON UTILITY DIVISION

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREDON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JACKSON, TENNESSEE PLANNING REGION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 12/7/98 AUTHORIZED REPRESENTATIVE OF THE JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION

APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
DATE 12/7/98 KCO



State of Tennessee, County of MADISON
Received for record the 08 day of
DECEMBER 1998 at 3:00 PM. (REC# 24753)
Recorded in Book P8 pages 56-56
State Tax \$.00 Clerks Fee \$.00
Recording \$ 12.00, Total \$ 12.00
Register of Deeds CURTIS WHITE
Deputy Register LINDA WALDON

0 100 250

FINAL PLAT
SCALE 1"=100' DATE 12-01-98
DRAWN BY R. BRUCE RICHARDSON
WALNUT TRACE SUBDIVISION
SECTION VII-A
JACKSON, MADISON COUNTY, TENNESSEE

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

DRW. NO. 199531-FP7