



OWNER INFORMATION:
 EMERALD BREEZE PARTNERS
 P.O. BOX 12555
 JACKSON, TN 38308
 TAX MAP 43, PARCEL 5.12
 DEED BOOK 751, PAGE 1727

ZONING INFORMATION:
 ZONED: RS-1/PRD
 (SINGLE FAMILY/PLANNED RESIDENTIAL) DISTRICT
 SETBACKS: (RS-1/PRD)
 FRONT: 30 FEET MINIMUM
 SIDE: 5 FEET MINIMUM
 REAR: 10 FEET MINIMUM

LEGEND:

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

JACKSON
 PLANNING DEPARTMENT
APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
 DATE 08/19/2020 E.H.

KING L. BRADLEY & ROBIN A. BRADLEY TRUST
 DEED BOOK 730, PAGE 59
 TAX MAP 43, PARCEL 5.10
 ZONED: F-A-R

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S86°55'48"W	27.91'
L2	N36°50'50"E	23.38'
L3	S57°37'45"E	82.01'
L4	S53°02'19"E	83.77'
L5	S86°41'56"E	45.57'
L6	S03°18'04"W	27.00'

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N21°05'18"E	90.18'	863.16'	90.22'	005°59'19"
C2	N26°36'47"E	76.22'	863.16'	76.24'	005°03'39"
C3	N14°14'34"W	34.35'	25.00'	37.86'	086°46'22"
C4	N55°20'02"W	14.02'	175.00'	14.02'	004°35'26"
C5	S82°29'21"W	35.03'	25.00'	38.81'	088°56'40"
C6	S43°11'29"W	40.13'	222.50'	40.19'	010°20'55"
C7	S55°15'14"W	53.37'	222.50'	53.50'	013°46'36"
C8	S69°01'51"W	53.37'	222.50'	53.50'	013°46'36"
C9	S82°48'27"W	53.37'	222.50'	53.50'	013°46'36"
C10	N88°30'06"W	14.00'	222.50'	14.00'	003°36'19"
C11	S53°33'35"W	20.46'	16.00'	22.20'	079°28'56"
C12	S43°39'17"W	46.77'	47.00'	48.95'	059°40'19"
C13	N58°41'08"W	69.66'	47.00'	78.46'	095°38'50"
C14	N88°56'36"E	26.97'	177.50'	27.00'	008°42'55"
C15	N69°09'19"E	94.45'	177.50'	95.60'	030°51'37"
C16	N45°17'10"E	52.10'	177.50'	52.29'	016°52'41"
C17	S08°05'45"E	35.32'	25.00'	39.22'	089°53'08"
C18	S55°20'02"E	10.01'	125.00'	10.02'	004°35'26"
C19	N78°59'04"E	34.35'	25.00'	37.86'	086°46'22"
C20	N36°13'21"E	18.82'	863.16'	18.82'	001°14'56"
C21	N27°29'31"E	279.80'	860.66'	281.05'	018°42'35"
C22	S55°20'02"E	12.02'	150.00'	12.02'	004°35'26"
C23	N65°04'27"E	189.19'	200.00'	197.06'	056°27'14"
C24	N26°19'16"E	20.00'	730.00'	20.00'	001°34'11"

BK/PG: P11/716-716
 20010324

1 PGS. AL-PLAT	
MARIE BATCH: 210611	08/19/2020 - 03:24 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
ANGIE BYERS
 REGISTER OF DEEDS

COMMONS AREA
 4.39 ACRES
 191135.28 SQ. FT.

ROBERT AUSTIN, JR.
 DEED BOOK 751, PAGE 980
 DEED BOOK 727, PAGE 637
 DEED BOOK 727, PAGE 338
 TAX MAP 43, PARCEL 5.07
 ZONED: RS-1 & F-A-R

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
EMERALD BREEZE DRIVE	846.54'	26'-37"	26,785 S.F.	40'-50"	1,695.21'	N/A

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 751, Page 1727, 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: 8-6-2020
 Signature: Emerald Breeze 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, R. Scott Anderson, 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 6 day of August, 2020.
 Notary Public Public
 My Commission Expires: 2/28/21

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: 8/19/20
 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: 8/19/2020
 Signature: 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: 8/19/20
 Signature: 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: 08/19/2020
 Signature: Jackson Municipal Regional Planning Commission
 Date: 8/19/2020
 Signature: 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: 08/19/2020
 Signature: 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, which it is based on, is in accordance with the requirements of the Standards of Practices contained 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: 7/1/2020
 Signature: Registered Surveyor
 TENNESSEE NO. 3053

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 compliant with the current Tennessee Minimum Standards of Practices and is correct to the best of my knowledge and belief.

FINAL PLAT
EMERALD BREEZE SECTION 1

CITY OF JACKSON, MADISON COUNTY, TENNESSEE
 TAX MAP 43, PARCEL 5.12 - DEED BOOK 751, PAGE 1727
 SECTION 1 - 19 LOTS & 1 COMMON AREA - 9.04 ACRES
 ZONING: RS-1/PRD
 DRAWN BY: RYAN L. RICHARDSON DATE: 07/01/2020
 SCALE: 1"=60' DWG. NO: 1995-031-EB-FP1
 0' 60' 150'

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

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 Deed Book 2127, Page 123.
 The benchmark for the property shown hereon is Tag Bolt #5608 on a fire hydrant located along the west margin of Cooper Anderson Road at the southeast corner of Lot 426 of Emerald Shores as shown hereon. N: 508399.71, E: 1132742.03, Elev: 479.47

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.

