

BK/PG: P11/848-848
22000702

1 PGS:AL-PLAT
MARIE BATCH 238605 01/19/2022 - 01/14 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

OWNER INFORMATION: LOT 404
ROGER CRAWFORD
116 BUCKINGHAM COVE
JACKSON, TN 38305
TAX MAP 32N, GROUP E, PARCEL 4.00
DEED BOOK 764, PAGE 1230

OWNER INFORMATION: LOT 405
THE GROVE PARTNERS
3989 CHRISTMASVILLE ROAD
MEDINA, TN 38305
TAX MAP 32N, GROUP E, PARCEL 5.00
DEED BOOK 728, PAGE 3
DEED BOOK 736, PAGE 554

OWNER INFORMATION: COMMON AREA
GRAND HAVEN HOMEOWNERS ASSOCIATION
71 GRAND HAVEN DRIVE
JACKSON, TN 38305
TAX MAP 32N, GROUP C, PARCEL 22.01
DEED BOOK 723, PAGE 1416

THE GROVE AT MATTHEWS CREEK - SECTION 4
PLAT BOOK 11, PAGE 783

GRAND HAVEN - SECTION 2
PLAT BOOK 11, PAGE 44

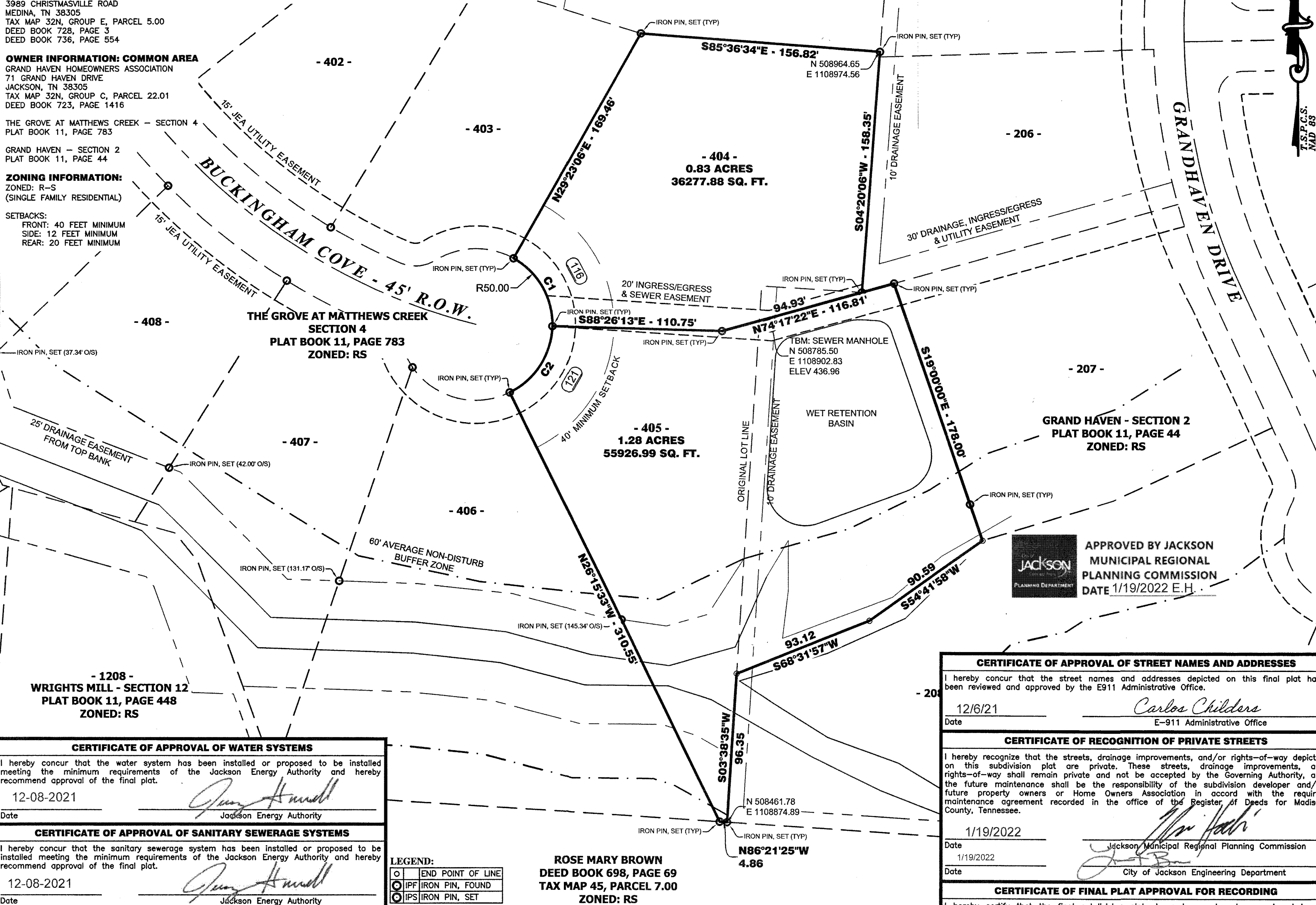
ZONING INFORMATION:
ZONED: R-S
(SINGLE FAMILY RESIDENTIAL)

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

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N29°31'34"W	51.84'	50.00'	54.26'	062°10'40"
C2	N32°39'07"E	51.84'	50.00'	54.26'	062°10'40"

**THE GROVE PARTNERS
DEED BOOK 736, PAGE 554
TAX MAP 45, PARCEL 6.28
(FUTURE DEVELOPMENT)
ZONED: RS**



**- 1208 -
WRIGHTS MILL - SECTION 12
PLAT BOOK 11, PAGE 448
ZONED: RS**

**THE GROVE AT MATTHEWS CREEK
SECTION 4
PLAT BOOK 11, PAGE 783
ZONED: RS**

**- 405 -
1.28 ACRES
55926.99 SQ. FT.**

**- 404 -
0.83 ACRES
36277.88 SQ. FT.**

**GRAND HAVEN - SECTION 2
PLAT BOOK 11, PAGE 44
ZONED: RS**

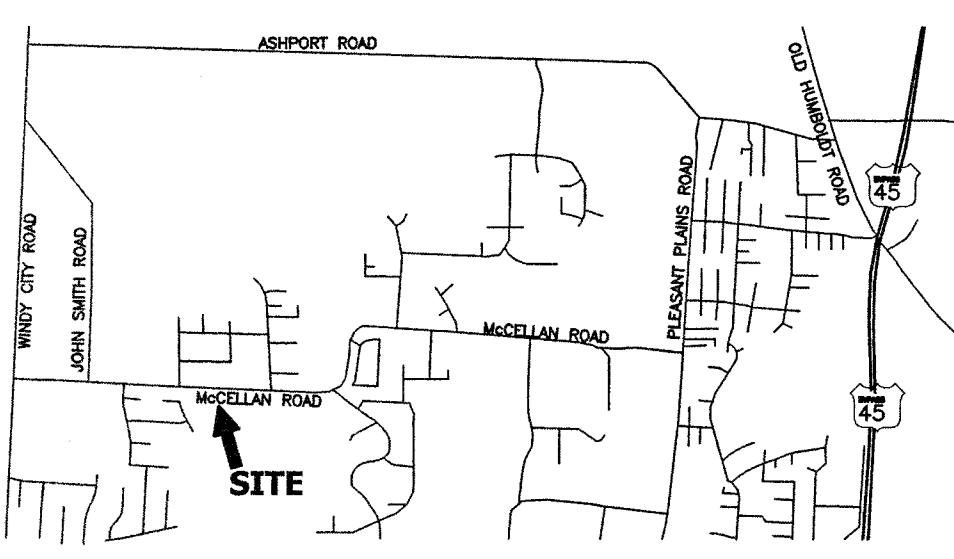
APPROVED BY JACKSON
MUNICIPAL REGIONAL
PLANNING COMMISSION
DATE 1/19/2022 E.H.

**ROSE MARY BROWN
DEED BOOK 698, PAGE 69
TAX MAP 45, PARCEL 7.00
ZONED: RS**

LEGEND:

○	END POINT OF LINE
⊙	IFP IRON PIN, FOUND
⊙	IFP IRON PIN, SET

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 Restrictive Covenants for The Grove at Matthews Creek - Sections 1-A & 1-B are recorded in Trust Deed Book 1976, Page 163. The Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 1976, Page 163.
The Owner of Lot 405 will perpetually maintain the pond. The pond and common area will revert to the Grand Haven Homeowners Association if maintenance lapses for an indefinite period.
BENCHMARK NOTE:
The benchmark for the property shown hereon is the rim of the manhole located near the northeast corner of Lot 405 as shown hereon. N: 508785.50, E: 1108902.83, Elev: 436.96.
REVISION NOTE:
This plat has been created to combine the Common Area of Grand Haven - Section 2 with Lots 404 & 405 of The Grove at Matthews Creek - Section 4.



VICINITY MAP NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 405
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 728, Page 3 and Deed Book 736, Page 554, 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 10/26/21
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, Angie Byers 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 26 day of OCT 2021
ANGIE BYERS
Notary Public
My Commission Expires 12/24/2024

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 404
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 764, Page 1230, 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 10-23-21
Roger Crawford

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, Roger Crawford 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 23 day of NOV 2021
ROGER CRAWFORD
Notary Public
My Commission Expires 12/24/2024

CERTIFICATE OF OWNERSHIP AND DEDICATION: GRAND HAVEN H.O.A.
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 1416, 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 11/30/21
Grand Haven Homeowners Association

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, Richard Thomas 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 30 day of NOV 2021
RICHARD THOMAS
Notary Public
My Commission Expires 12/24/2024

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 12/16/21
Carlos Childers
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 1/19/2022
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 1/19/2022
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 this is based is in accordance with the requirements of the Standards of Practice contained in the Rules of the Tennessee State Board of Examiners for Land Surveyors for Category I survey. I further certify that all monuments have been placed as indicated.
Date 10/20/21
Registered Surveyor
Tennessee Certificate No. 3853
TENNESSEE NO. 3053

CERTIFICATE:
I hereby certify that this is a Category I Survey and that the level 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.

REVISED FINAL PLAT
**THE GROVE AT MATTHEWS CREEK
SECTION 4, LOTS 404 & 405
& GRAND HAVEN
SECTION 2 COMMON AREA**

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 32N, GROUP E, PARCELS 4.00 & 5.00
TAX MAP 32N, GROUP C, PARCEL 22.01
ZONING: R-S (SINGLE FAMILY RESIDENTIAL) DISTRICT
DRAWN BY: RYAN RICHARDSON DATE: 09/17/2021
SCALE: 1"=50' DWG. NO: 2006-087-404-405-REV

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