



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 758, Page 1675, 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 an offer 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: 2-09-2021
 Signature: [Signature]
 Kingston Creek 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, [Signature], 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/hers name as owner/developer.
 Witness my hand at office, this 9th day of February, 2021.
 Signature: [Signature]
 Notary Public, PUBLIC

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: 2/23/21
 Signature: [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: 2/23/21
 Signature: [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: 2/10/21
 Signature: Carlos Childers
 E-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE
 I hereby concur that a construction bond in the amount of \$25,200 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 construction.
 Date: 02/23/2021
 Signature: [Signature]
 Jackson Municipal Regional Planning Commission

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: 02/23/2021
 Signature: [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 upon which this is based is in accordance with the requirements of the Standards of Practice set forth in the Rules of the Tennessee State Board of Examiners for Land Surveyors (Tennessee Code Annotated, Title 129, Chapter 1, Part 1). I further certify that all monuments have been placed and are being maintained.
 Date: 2/9/21
 Signature: [Signature]
 Registered Surveyor
 Tennessee Certificate No. 3053

FINAL PLAT
KINGSTON CREEK SECTION 1
 CITY OF JACKSON, MADISON COUNTY, TENNESSEE
 TAX MAP 43, PARCEL 5.19 - DEED BOOK 758, PAGE 1675
 SECTION 1 - 37 LOTS & 1 COMMON AREA - 10.96 ACRES
 ZONING: RS-2
 DRAWN BY: RYAN L. RICHARDSON DATE: 10/28/2020
 SCALE: 1"=60' DWG. NO: 1995-031-KC-FP1
 SURVEYING SERVICES, INC. JACKSON, TENNESSEE
 41 HERITAGE SQUARE (731) 684-0807

BK/PG: P11/768-768 21002408

1 PGS-AL-PLAT	
ANGIE BATCH 219790	02/23/2021 - 11:50 AM
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

APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
 DATE 02/23/2021 E.H.

JOE COLLINS
 DEED BOOK 726 PAGE 1724
 TAX MAP 43 PARCEL 5.04
 ZONED: FAR

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
KINGSTON CREEK DRIVE	943.13'	26'	25,176 S.F.	50'	1,857.44'	7,407 S.F.
DEVON COVE	297.68'	26'	11,093 S.F.	40'	894.69'	N/A

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S81°53'53"W	57.65'	585.00'	57.67'	005°38'55"
C2	S42°21'40"W	40.43'	30.66'	44.14'	082°26'14"
C3	S02°52'33"W	42.65'	425.00'	42.67'	005°45'07"
C4	S09°31'56"W	56.04'	425.00'	56.08'	007°33'40"
C5	S17°05'36"W	56.04'	425.00'	56.08'	007°33'40"
C6	S24°39'15"W	56.04'	425.00'	56.08'	007°33'40"
C7	S31°13'03"W	41.27'	425.00'	41.28'	005°33'55"
C8	S11°00'00"E	22.63'	16.00'	25.13'	090°00'00"
C9	S58°37'54"E	25.71'	280.00'	25.72'	005°15'48"
C10	S68°30'22"E	70.60'	280.00'	70.79'	014°29'09"
C11	S81°04'38"E	52.00'	280.00'	52.08'	010°39'22"
C12	S89°38'56"E	2.83'	25.00'	2.83'	006°29'13"
C13	N64°41'32"E	19.07'	25.00'	19.56'	044°49'51"
C14	N70°24'06"E	44.31'	47.00'	46.14'	056°14'58"
C15	S60°18'11"E	33.95'	47.00'	34.73'	042°20'28"
C16	S17°46'08"E	34.24'	47.00'	35.05'	042°43'38"
C17	S24°59'24"W	34.29'	47.00'	35.10'	042°47'26"
C18	S67°31'27"W	33.90'	47.00'	34.68'	042°16'40"
C19	N63°12'44"W	44.31'	47.00'	46.14'	056°14'58"
C20	N57°30'10"W	19.07'	25.00'	19.56'	044°49'51"
C21	N83°09'42"W	2.83'	25.00'	2.83'	006°29'13"
C22	N82°51'03"W	39.68'	320.00'	39.70'	007°06'33"
C23	N74°22'44"W	54.86'	320.00'	54.92'	009°50'03"
C24	N64°32'41"W	54.86'	320.00'	54.92'	009°50'03"
C25	N57°48'50"W	20.26'	320.00'	20.26'	003°37'40"
C26	S79°00'00"W	22.63'	16.00'	25.13'	090°00'00"
C27	N32°10'12"E	23.94'	375.04'	23.94'	003°39'28"
C28	N24°45'08"E	73.05'	375.04'	73.17'	011°10'40"
C29	N13°34'28"E	73.05'	375.04'	73.17'	011°10'40"
C30	N03°54'12"E	53.40'	375.04'	53.44'	008°09'51"
C31	N42°30'28"W	40.54'	30.00'	44.51'	085°00'57"
C32	N79°49'18"W	105.92'	585.00'	106.06'	010°23'17"
C33	N87°46'37"W	261.61'	575.00'	263.92'	026°17'55"
C34	S87°46'37"E	266.16'	585.00'	268.51'	026°17'55"
C35	S89°51'12"W	104.63'	585.00'	104.77'	010°15'42"
C36	N17°00'00"E	233.90'	400.00'	237.37'	034°00'00"
C37	N71°12'09"W	157.34'	300.00'	159.20'	030°24'19"

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N20°50'20"E	16.39'

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C31	N42°30'28"W	40.54'	30.00'	44.51'	085°00'57"
C32	N79°49'18"W	105.92'	585.00'	106.06'	010°23'17"
C33	N87°46'37"W	261.61'	575.00'	263.92'	026°17'55"
C34	S87°46'37"E	266.16'	585.00'	268.51'	026°17'55"
C35	S89°51'12"W	104.63'	585.00'	104.77'	010°15'42"
C36	N17°00'00"E	233.90'	400.00'	237.37'	034°00'00"
C37	N71°12'09"W	157.34'	300.00'	159.20'	030°24'19"

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.
 A portion of this property is located in Special Flood Hazard Area, Zone "AE", per Flood Insurance Rate Map, Map No. 47113C0158E, Effective Date: August 3, 2009.
 The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Deed Book _____, Page _____.
BENCHMARK NOTE:
 The benchmark for the property shown hereon is PK nail located along the northern edge of pavement of Cooper Anderson Road, east of the intersection of Kingston Creek Drive as shown hereon. N: 506875.60, E: 1134629.40, Elev: 409.08

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

OWNER INFORMATION:
 KINGSTON CREEK PARTNERS
 P.O. BOX 12555
 JACKSON, TN 38308
 TAX MAP 43, PARCEL 5.19
 DEED BOOK 758, PAGE 1675

ZONING INFORMATION:
 ZONED: RS-2
 (SINGLE FAMILY/PLANNED RESIDENTIAL) DISTRICT

SETBACKS: (RS-2)
 FRONT: 20 FEET MINIMUM
 SIDE: 5 FEET MINIMUM
 REAR: 10 FEET MINIMUM