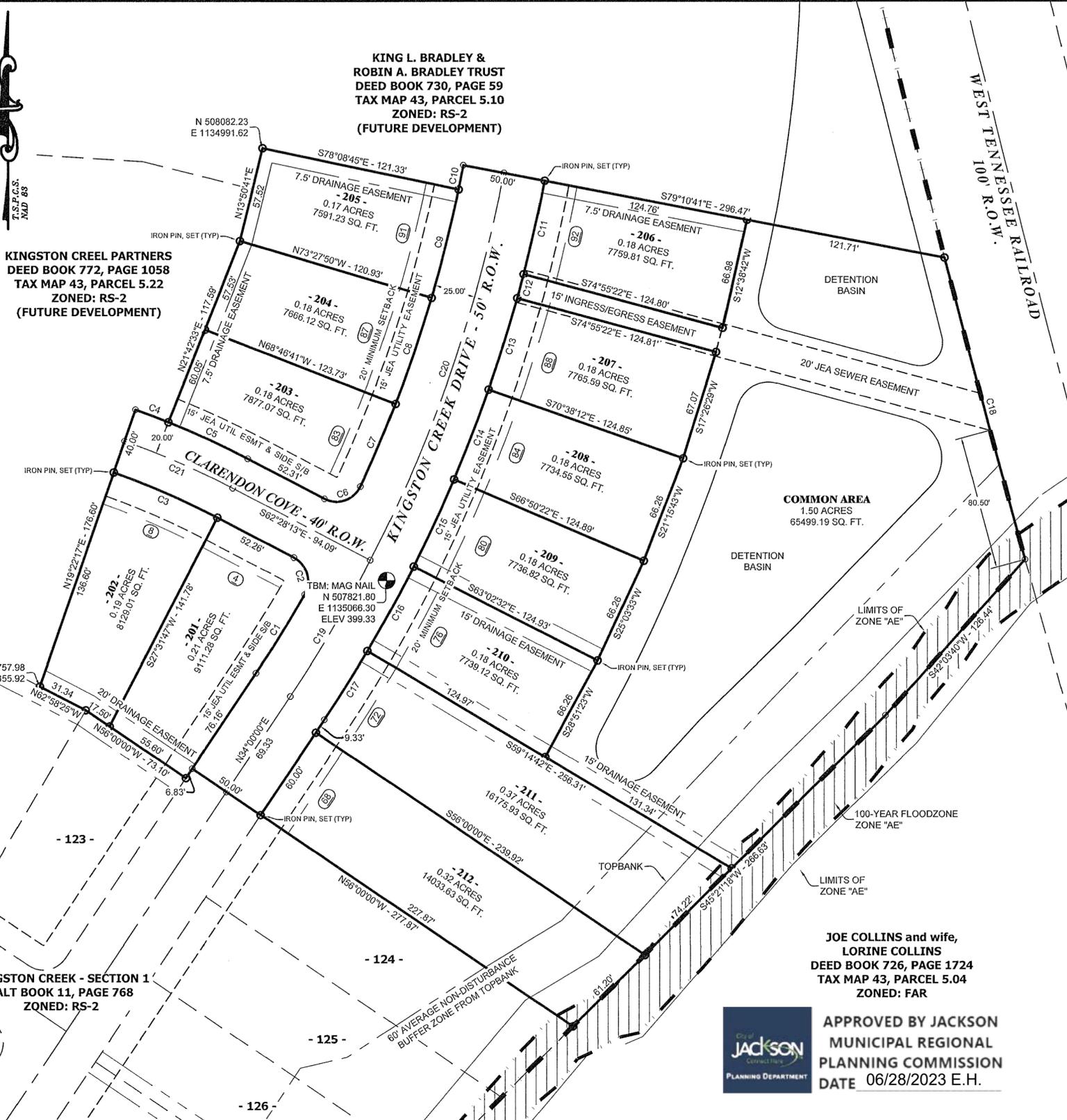


CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S32°03'41"W	55.82'	825.00'	55.83'	003°52'39"
C2	S16°10'26"E	23.13'	16.00'	25.86'	092°35'34"
C3	S66°32'58"E	68.29'	480.00'	68.35'	008°09'30"
C4	S69°27'35"E	21.22'	520.00'	21.22'	002°20'16"
C5	N65°22'50"W	52.80'	520.00'	52.82'	005°49'14"
C6	S71°16'32"W	23.12'	16.00'	25.83'	092°30'29"
C7	S23°08'32"W	54.11'	825.00'	54.12'	003°45'32"
C8	S18°55'10"W	67.47'	825.00'	67.48'	004°41'12"
C9	S14°14'04"W	67.41'	825.00'	67.43'	004°40'59"
C10	N11°22'36"E	14.86'	825.00'	14.86'	001°01'56"
C11	N12°44'54"E	57.71'	875.00'	57.72'	003°46'47"
C12	N15°07'45"E	15.00'	875.00'	15.00'	000°58'56"
C13	N17°30'39"E	57.73'	875.00'	57.74'	003°46'52"
C14	N21°18'01"E	57.99'	875.00'	58.00'	003°47'52"
C15	N25°05'53"E	57.99'	875.00'	58.00'	003°47'51"
C16	N28°53'44"E	57.98'	875.00'	57.99'	003°47'51"
C17	N32°23'50"E	48.95'	875.00'	48.96'	003°12'21"
C18	S14°56'38"E	188.21'	11214.36'	188.21'	000°57'42"
C19	N30°47'06"E	95.34'	850.00'	95.39'	006°25'48"
C20	N19°12'53"E	247.03'	850.00'	247.91'	016°42'38"
C21	S66°32'58"E	71.13'	500.00'	71.19'	008°09'30"



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 765, Page 728, 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: 6-13-2023 by R. J. M. [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, R. J. M. [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/her name as owner/developer.

Witness my hand at office, this 13 day of June, 2023.

[Signature]
 Notary Public
 MADISON COUNTY

My Commission Expires: 1/22/25

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: 6/27/23
[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: 6/27/23
[Signature]
 Jackson Energy Authority

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that the street names and addresses depicted on this final plat have been reviewed and approved by the E911 Administrative Office.

Date: 6/14/23
[Signature]
 E-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE

I hereby concur that a construction bond in the amount of \$ 10,500 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 appearance.

Date: 06/28/2023
[Signature]
 Jackson Municipal Regional Planning Commission
Thomas S. Wolf, P.E.
 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.

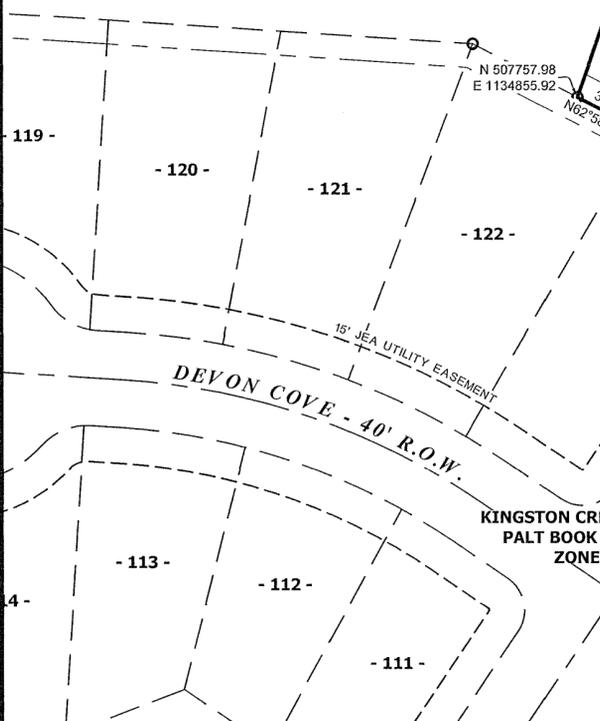
Date: 06/28/2023
[Signature]
 Jackson Municipal Regional Planning Commission

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 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 Land Surveyors (Category I survey). I further certify that all monuments have been placed as indicated.

Date: 6/9/23
[Signature]
 Registered Surveyor
 Tennessee Certificate No. 3053
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.



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.

The portion of this property located within the banks of the creek 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 Trust Deed Book 2150, Page 432.

BENCHMARK NOTE:
 The benchmark for the property shown hereon is Mag nail located in the eastern gutter of Kingston Creek Drive, at the intersection of Clarendon Cove as shown hereon. N: 507821.80, E: 1135066.30, Elev: 399.33. Elevation relative to NAVD 88

OWNER INFORMATION:
 KINGSTON CREEK PARTNERS
 P.O. BOX 12555
 JACKSON, TN 38308
 TAX MAP 43, PARCEL 5.20
 DEED BOOK 765, PAGE 728

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

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
KINGSTON CREEK DRIVE	412.63'	26'	11,259 S.F.	50'	792.77'	3,183 S.F.
CLARENDON COVE	165.28'	26'	3,670 S.F.	40'	281.59'	N/A

LEGEND:

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

LINE LEGEND:

---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	STREET CENTERLINE
---	JEA EASEMENT
---	SETBACK
---	DRAINAGE EASEMENT

FINAL PLAT
KINGSTON CREEK SECTION 2

CITY OF JACKSON, MADISON COUNTY, TENNESSEE

TAX MAP 43, PARCEL 5.20 - DEED BOOK 765, PAGE 728

SECTION 2 - 12 LOTS & 1 COMMON AREA - 4.62 ACRES

ZONING: RS-2

DRAWN BY: RYAN L. RICHARDSON DATE: 02/23/2023

SCALE: 1"=50' DWG. NO: 1995-031-KC-FP2

0' 50' 125'

SURVEYING SERVICES, INC.
 JACKSON, TENNESSEE
 41 HERITAGE SQUARE
 (731) 964-0807