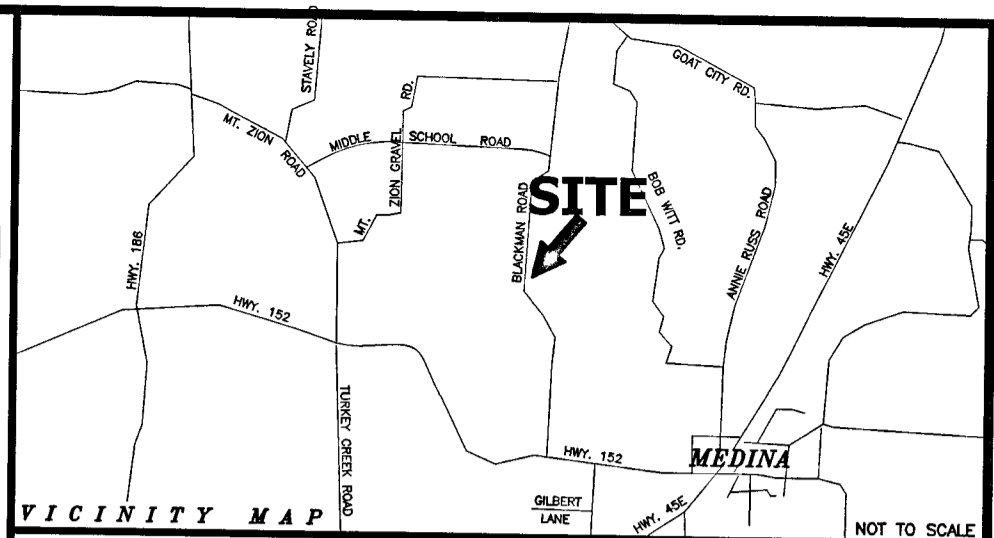


**STREET INFORMATION TABLE:**

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
STEEPLECHASE DR.	169.64'	26'	4,411 S.F.	50'	339.28'	N/A
CALUMET CV.	261.65'	26'	10,882 S.F.	40'	674.00'	N/A

**CURVE TABLE**

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S22°26'38"E	73.80'	270.00'	74.03'	015°42'36"
C2	S35°14'16"E	46.49'	270.00'	46.55'	009°52'40"
C3	S15°13'57"E	21.09'	25.00'	21.77'	049°53'19"
C4	S10°25'35"W	0.62'	25.00'	0.62'	001°25'45"
C5	S30°18'23"E	62.22'	47.00'	68.00'	082°53'41"
C6	N79°02'05"E	45.88'	47.00'	47.92'	056°25'24"
C7	N22°39'50"E	42.91'	47.00'	44.56'	054°19'08"
C8	N42°49'24"W	58.29'	47.00'	62.88'	076°39'20"
C9	N86°19'22"W	8.47'	47.00'	8.48'	010°20'37"
C10	N65°50'09"W	21.65'	25.00'	22.39'	051°19'04"
C11	N31°43'46"W	67.57'	230.00'	67.82'	016°53'41"
C12	N14°01'46"W	73.96'	230.00'	74.28'	018°30'19"
C13	N40°13'23"E	35.36'	25.00'	39.27'	090°00'00"
C14	N09°40'58"W	39.34'	230.00'	39.39'	009°48'44"
C15	S27°22'58"E	110.72'	250.00'	111.65'	025°35'16"



**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 recorded in Deed Book 1050, Page 89, in the office of the Register of Gibson 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: 11-8-2022  
Signature: R. J. Jordan  
Crosswynd Partners

**ACKNOWLEDGEMENT OF OWNER'S SIGNATURE**

State of Tennessee  
County of Gibson

Personally appeared before me, the undersigned NOTARY PUBLIC in and for the State and County aforesaid, R. J. Jordan within 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 11-8-2022 day of November.

NOTARY PUBLIC: J. L. Hill  
My Commission Expires: 1/27/25

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I hereby certify that the water system installed or proposed for installation fully meets the requirements of the Gibson County Municipal Water District.

Date: 11-9-2022  
Signature: Robert Salway  
Gibson County Municipal Water District

**CERTIFICATE OF APPROVAL OF WASTEWATER COLLECTION SYSTEM**

I hereby certify that the sanitary sewerage system installed or proposed for installation fully meets the requirements of the Jackson Energy Authority.

Date: 11-8-2022  
Signature: [Signature]  
Jackson Energy Authority

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**

I hereby certify that a construction bond in the amount of \$ 21,550 has been posted to insure completion and quality of all required improvements.

Date: 11-8-2022  
Signature: [Signature]  
City Engineer

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Medina, Tennessee Planning Region with exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date: 11-10-2022  
Signature: [Signature]  
Secretary, Medina 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 Medina 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 of the Rules of the Tennessee State Board of Examiners for Land Surveyors for a Category I Survey.

Date: 11/8/2022  
Signature: [Signature]  
Registered Land Surveyor for Tennessee License No. 3053

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

**FINAL PLAT**

**STEEPLECHASE SUBDIVISION SECTION 2B**

CITY OF MEDINA, GIBSON COUNTY, TENNESSEE  
TAX MAP 172, PARCEL 28.02  
DEED BOOK 1050, PAGE 89 ZONING: R-1A  
SECTION 2B - 14 LOTS - 5.88 ACRES  
DRAWN BY: RYAN RICHARDSON DATE: 05/07/2021  
SCALE: 1"=60' DWG. NO: 2007-022-SC-FP2B

**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 Gibson County, Tennessee.

This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47053C0410D, Effective Date: November 5, 2008.

Bearings are relative to Tennessee State Plane Coordinate System. (NAD 83)

All iron pins set are 1/2" rebar with an identification cap stamped Surveying Services.

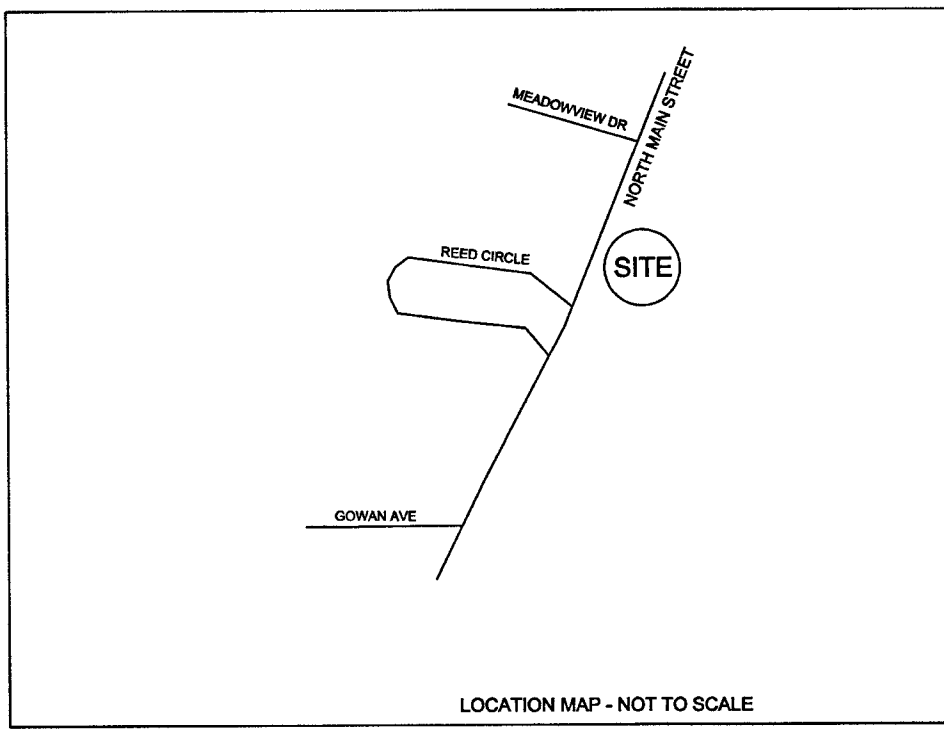
Common Area to be maintained by the Homeowner's Association.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Record Book 1029, Page 1935.

N 550754.33  
E 1141019.17

Barbara L Davidson, Register  
Gibson County  
Rec #: 177229 Instrument #: 221060  
Rec'd: 15.00  
State: 0.00 11/10/2022 at 10:34 AM  
Clerk: 0.00 in Plat Cabinet  
Other: 2.00  
Total: 17.00

Slide 66



**CERTIFICATE OF RECOGNITION OF EXISTING WATER MAIN**

I hereby certify that the parcels on the subdivision plat shown hereon have access to a water main and will not necessitate the extension of such existing utility mains.

*Jan Knull*  
Jackson Energy Authority

11/10/2022  
date

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described hereon as recorded in Deed Book 1041, page 2283, in the office of the Register of Gibson County, Tennessee, and that I hereby adopt this plan of subdivision with my 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.

11-10-2022

Date

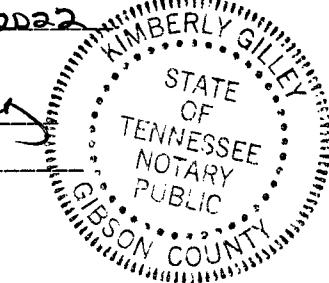
*Thomas Hopper*  
Owner

**ACKNOWLEDGMENT OF OWNER'S SIGNATURE**

State of Tennessee:  
County of Gibson:

Personally appeared before me, the undersigned NOTARY PUBLIC in and for the State and County aforesaid, Thomas Hopper, within 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 notary seal of office in Gibson County, Tennessee, This 10 day of November, 2022

NOTARY PUBLIC *Kimberly Gillet*  
My Commission Expires 7-16-2024



**CERTIFICATE OF RECOGNITION OF EXISTING STREETS, STORM DRAINAGE AND RIGHTS-OF-WAY**

I hereby certify that the streets on the subdivision plat shown hereon are existing and present and no new streets or storm drainage facilities are needed.

11-10-2022

Date

*Jack Wynn*  
CITY ENGINEER

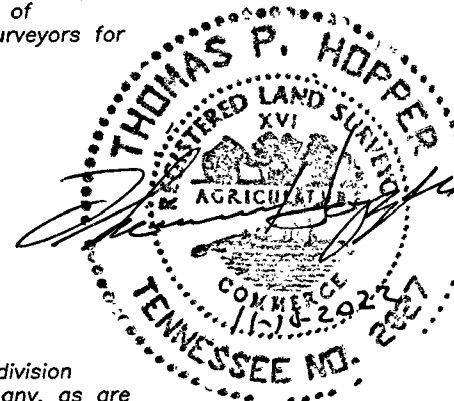
**CERTIFICATE OF ACCURACY OF SURVEY**

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 Medina 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 the Land Surveyors for a Category I survey.

11-10-2022

Date

*Thomas Hopper*  
Registered Land Surveyor License No. 2027



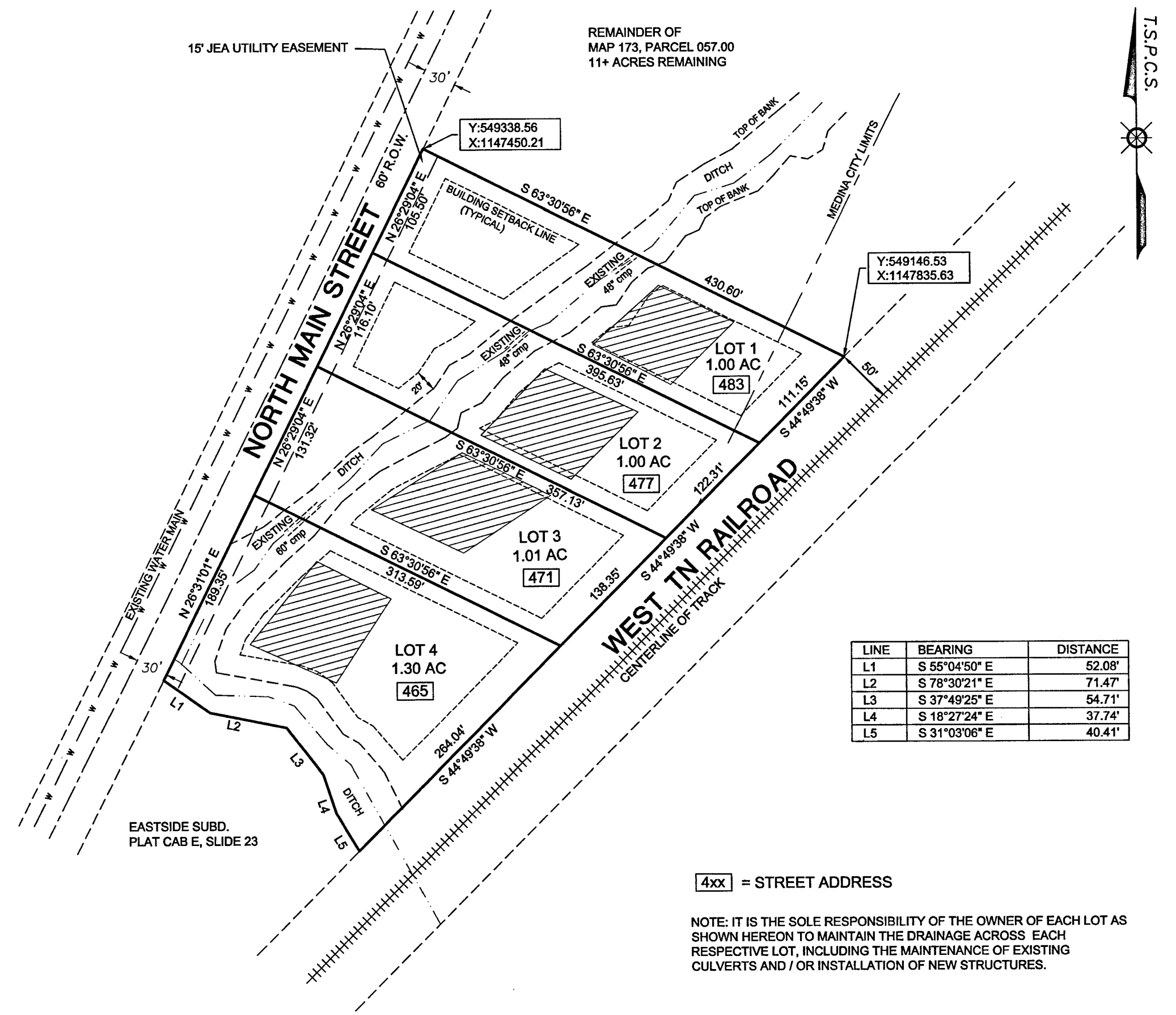
**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the Medina, 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.

11-10-22

Date

*Vana Coleman*  
Secretary, Medina Municipal Regional Planning Commission

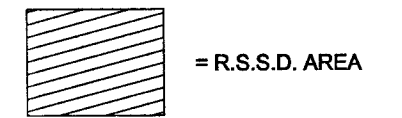


LINE	BEARING	DISTANCE
L1	S 55°04'50" E	52.08'
L2	S 78°30'21" E	71.47'
L3	S 37°49'25" E	54.71'
L4	S 18°27'24" E	37.74'
L5	S 31°03'06" E	40.41'

[4xx] = STREET ADDRESS

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE OWNER OF EACH LOT AS SHOWN HEREON TO MAINTAIN THE DRAINAGE ACROSS EACH RESPECTIVE LOT, INCLUDING THE MAINTENANCE OF EXISTING CULVERTS AND / OR INSTALLATION OF NEW STRUCTURES.

THIS PROPERTY DOES NOT LIE IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, PER MAP NO. 47053C0420D EFFECTIVE DATE NOV 5, 2008



Barbara L Davidson, Register  
Gibson County  
Rec #: 177302 Instrument #: 221148  
Rec'd: 15.00 11/16/2022 at 1:42 PM  
State: 0.00 in Plat Cabinet  
Clerk: 0.00  
Other: 2.00  
Total: 17.00 slide b

**PROPERTY INFORMATION**

ZONE R-1  
BUILDING SETBACKS: -----  
FRONT: 30 FEET  
SIDE: 15 FEET  
REAR: 30 FEET  
20' FROM TOP OF DITCH BANK

TOTAL ACREAGE = 4.31  
OWNER - THOMAS HOPPER  
RECORD BOOK 1041, PAGE 2283  
TAX MAP 173, PARCEL 057.00

1/2" DIAMETER IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED HEREON.



GRAPHIC SCALE: 1 INCH = 100 FEET

**TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION (DIVISION of WATER RESOURCES)**

Plat approval is hereby granted for this property, owned by Thomas Hopper and defined as Locust Grove Minor Subd., lots 1-4, Gibson County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions. Any cutting and/or alterations of the soil conditions may void this approval.

*B. Neal*, Env. Cons. 11/09/2022  
Bill Neal, Env. Consultant 1 Date  
Division of Water Resources

**-RESTRICTIONS-**

- These lots are restricted to at most a single four (4) bedroom dwelling unless prior approval is given by the Division of Water Resources.
- The shading indicates the areas set aside for the original and duplicate subsurface sewage disposal systems. Any disturbance and/or encroachment into these areas will void this approval and result in denial of the SSDS installation permit. Encroachment includes but is not limited to driveways, buildings, sheds, garages and swimming pools.
- Prior to beginning construction on any of these lots, the responsible party must apply and receive a Subsurface Sewage Disposal System construction permit from the Division of Water Resources.

**FINAL PLAT**

**LOCUST GROVE MINOR SUBDIVISION  
CITY OF MEDINA, FIRST CIVIL DISTRICT  
GIBSON COUNTY, TENNESSEE**

**HOPPER LAND SURVEYING**  
P.O. BOX 360  
MEDINA, TN. 38355  
PHONE (731)-783-0708

SCALE 1"=100'  
DATE 10/21/2022  
JOB NO.  
DRAWN BY: TPH