

BK/PG: P11/733-733  
20012928

1 POS AL PLAT	
WANDA BATCH 213204	10/09/2020 - 09:26:06 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	0.00
REGISTER'S FEE	2.00
TOTAL AMOUNT	17.00

ANGIE BYERS  
REGISTER OF DEEDS  
STATE OF TENNESSEE, MADISON COUNTY

**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 741, Page 577, 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: 10-5-2020 By R. J. Miller  
McAlexander Family 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. Miller, 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 5 day of October, 2020  
R. J. Miller  
Notary Public

My Commission Expires: 2/25/2021

**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: 10/6/2020  
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: 10/6/2020  
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: 10/5/20  
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: 10/08/2020  
Jackson Municipal Regional Planning Commission

Date: 10/07/2020  
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.

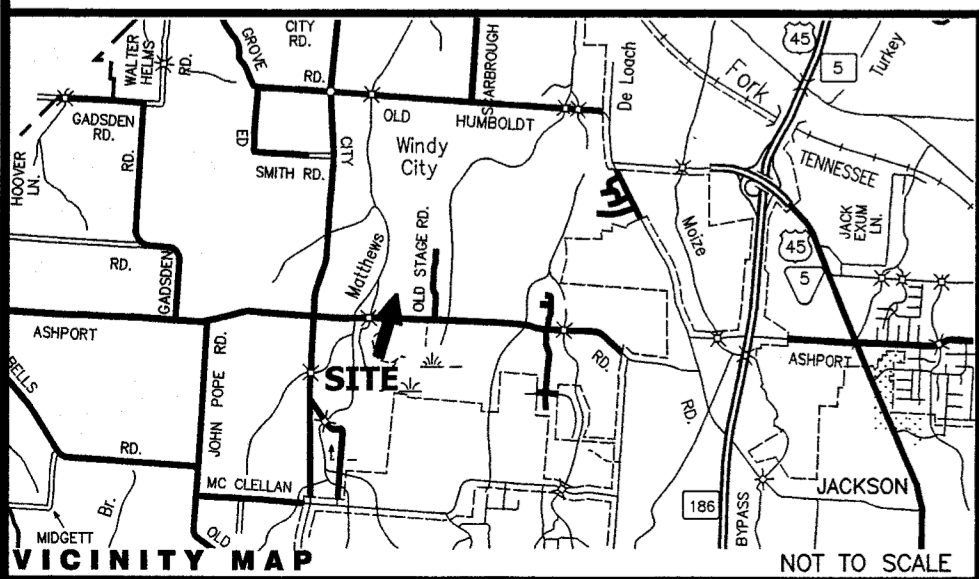
Date: 10/08/2020  
Jackson Municipal Regional Planning Commission

**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 defined in the Rules of the Tennessee State Board of Examiners of Professional Surveyors, Category I survey. I further certify that all monuments have been placed as indicated.

Date: 8/17/2020  
REGISTER OF SURVEYORS  
Tennessee Certificate No. 3053  
COMMERCIAL

**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.

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA	NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA	NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA	NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N76°40'06"W	92.40'	360.00'	92.66'	014°44'50"	C5	N78°24'06"W	58.56'	47.00'	63.22'	077°04'05"	C9	S23°17'05"E	7.81'	25.00'	7.84'	017°58'09"	C13	S76°16'11"E	90.33'	400.00'	90.52'	012°57'58"
C2	N83°38'21"W	3.80'	270.00'	3.80'	000°48'20"	C6	N09°58'53"W	46.84'	47.00'	49.03'	059°46'22"	C10	S48°56'37"E	14.35'	25.00'	14.55'	033°20'55"	C14	N69°32'27"W	3.09'	360.00'	3.09'	000°29'30"
C3	N74°25'38"W	82.70'	270.00'	83.03'	017°37'07"	C7	N49°47'29"E	46.84'	47.00'	49.03'	059°46'22"	C11	S74°49'48"E	73.64'	230.00'	73.96'	018°25'27"	C15	S76°54'52"E	94.30'	380.00'	94.55'	014°15'20"
C4	S88°34'18"W	21.53'	25.00'	22.26'	051°00'53"	C8	S57°18'40"E	64.12'	47.00'	70.56'	086°01'19"	C12	S83°23'51"E	9.00'	400.00'	9.00'	001°17'22"	C16	S74°49'48"E	80.04'	250.00'	80.39'	018°25'27"



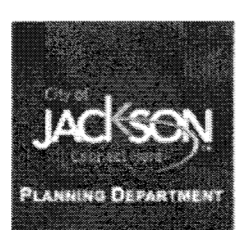
**OWNER INFORMATION:**  
McALEXANDER FAMILY PARTNERS  
P.O. BOX 12555  
JACKSON, TN 38308  
TAX MAP 28, PARCEL 16.00  
DEED BOOK 741, PAGE 577

**ZONING INFORMATION:**  
ZONED: RS (SINGLE FAMILY RESIDENTIAL)

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

**STREET INFORMATION TABLE:**

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
WESTCOTT COVE	654.94'	26'	21,022 S.F.	40'	1,457.66'	N/A



**APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION**  
DATE 10/08/2020 E.H.

**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. 47113C0135E, Effective Date: August 3, 2009.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 2102, Page 30.

**BENCHMARK NOTE:**  
The benchmark for the property shown hereon is an iron pin found with an identification cap stamped David Hall Land Surveying located at the northeast corner of the Jason P. and Jennifer F. McCauley property as shown hereon. North: 517607.24, East: 1108815.06, Elevation: 403.26.

**LEGEND:**

○	ENDPOINT OF LINE
○	IPF IRON PIN, FOUND
○	IPS IRON PIN, SET

**FINAL PLAT**  
**WESTHAVEN SUBDIVISION SECTION 2**

CITY OF JACKSON, MADISON COUNTY, TENNESSEE  
TAX MAP 28, PARCEL 16.00 - DEED BOOK 741, PAGE 577  
SECTION 2 - 16 LOTS - 6.83 ACRES  
ZONING: RS (SINGLE FAMILY RESIDENTIAL) DISTRICT  
DRAWN BY: RYAN L. RICHARDSON DATE: 07/23/2020  
SCALE: 1"=60' DWG. NO: 2017-094-WH2  
0' 60' 150'

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