



VICINITY MAP

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 1026, Page 2800, 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: 11-13, 2020 h.R. J. Mc...
 Crosswynd Partners

ACKNOWLEDGEMENT OF OWNER'S SIGNATURE

State of Tennessee
 County of Medina
 Personally appeared before me, the undersigned NOTARY PUBLIC in and for the State and County aforesaid, h.R. J. Mc... 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 13 day of November, 2020.

NOTARY PUBLIC: [Signature]
 My Commission Expires: 11-13-2022

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: 11-17, 2020 Robert H. ...
 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: 11-13, 2020 Alex M. Tol...
 Jackson Energy Authority

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 Gibson County, Tennessee.

Date: 11-17-2020
 Medina Municipal Regional Planning Commission
[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: 11-17, 2020 [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 thereon which it 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 a Category I Survey.

Date: 11/13, 2020
[Signature]
 Registered Land Surveyor, Tennessee License No. 3053

FINAL PLAT

CROSSWYND SUBDIVISION SECTIONS 2A & 3A

CITY OF MEDINA, GIBSON COUNTY, TENNESSEE
 TAX MAP 172, PARCEL 9.34
 DEED BOOK 1026, PAGE 2800 ZONING: R-1A
 8 LOTS - 4.72 ACRES
 DRAWN BY: RYAN RICHARDSON DATE: 10/14/2020
 SCALE: 1"=50' DWG. NO: 2007-022-CW-2A-3A-FP
 0' 50' 125'

Barbara L. Davidson, Register
 Gibson County
 Rec #: 160759 Instrument #: 200345
 Rec'd: 15.00
 State: 0.00 11/18/2020 at 10:42 AM
 Clerk: 0.00 in Plat Cabinet
 Other: 2.00
 Total: 17.00 CABO Slide 199

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N07°47'02"E	8.87'	520.00'	8.87'	000°58'39"
C2	S05°55'21"W	24.91'	520.00'	24.92'	002°44'43"
C3	S49°06'00"W	35.08'	25.00'	38.88'	089°06'00"
C4	S40°54'00"E	35.63'	25.00'	39.66'	090°54'00"
C5	S04°41'45"W	12.62'	2475.00'	12.62'	000°17'31"
C6	S06°06'12"W	108.96'	2475.00'	108.97'	002°31'22"
C7	S08°33'30"W	103.12'	2475.00'	103.13'	002°23'15"
C8	S09°32'31"W	18.54'	2525.00'	18.54'	000°25'14"

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C9	N08°16'03"E	93.79'	2525.00'	93.79'	002°07'42"
C10	N51°38'29"E	35.01'	25.00'	38.78'	088°52'35"
C11	N39°28'55"W	35.01'	25.00'	38.78'	088°52'35"
C12	N04°45'11"E	17.91'	2525.00'	17.91'	000°24'23"
C13	N06°24'41"E	31.18'	480.00'	31.19'	003°43'22"
C14	N06°24'41"E	32.48'	500.00'	32.49'	003°43'22"
C15	N05°18'53"E	66.75'	2500.00'	66.75'	001°31'47"
C16	N07°54'57"E	160.21'	2500.00'	160.24'	003°40'21"

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 correct to the best of my knowledge and belief.

OWNER INFORMATION:
 CROSSWYND PARTNERS
 P.O. BOX 12555
 JACKSON, TN 38308
 TAX MAP 172, PARCEL 9.34
 DEED BOOK 1026, PAGE 2800

ZONING INFORMATION:
 CURRENTLY ZONED: R-1A

MINIMUM SETBACKS:
 FRONT: 30 FEET MINIMUM
 SIDE: 10 FEET MINIMUM
 REAR: 25 FEET MINIMUM

LEGEND:

⊙	IPF	IRON PIN, FOUND
⊙	IPS	IRON PIN, SET
○		ENDPOINT OF LINE
—	DRAIN	DRAINAGE
—	ESMT	EASEMENT
—	S/B	SETBACK
—	UTIL	UTILITY
(11)		STREET ADDRESS

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.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Record Book 1032, Page 1716.

The Bylaws for the property shown hereon are recorded in Record Book 1032, Page 1728.