



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 1078, Page 2018, 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: 12-13, 2023 by P. J. McAllen
 Crosswynd Partners

ACKNOWLEDGEMENT OF OWNER'S SIGNATURE
 State of Tennessee
 County of Madison
 Personally appeared before me, the undersigned NOTARY PUBLIC in and for the State and County aforesaid, Celia Jordan & Frank Jordan, within named herein, to 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 seal of office in Madison County, Tennessee, this 13 day of December, 2023.
 NOTARY PUBLIC: [Signature]
 My Commission Expires: 11/22/25
 OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

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: 12-14, 2023 [Signature]
 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: 12/15, 2023 [Signature]
 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.
 Bond 15,310.00
 Date: 12-13-2023
 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: 12-13, 2023 [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 is based on a survey conducted in accordance with the requirements of the Standards for Professional Land Surveyors, Category I Survey, of the Tennessee State Board of Examiners for Land Surveyors.
 Date: 12/13, 2023 [Signature]
 Registered Land Surveyor Tennessee License No. 3053

FINAL PLAT
CROSSWYND SUBDIVISION SECTION 3B
 CITY OF MEDINA, GIBSON COUNTY, TENNESSEE
 TAX MAP 172, PARCEL 28.03
 DEED BOOK 1078, PAGE 2018 ZONING: R-1A
 5 LOTS - 3.00 ACRES
 DRAWN BY: RYAN RICHARDSON DATE: 11/10/2023
 SCALE: 1"=50' DWG. NO: 2007-022-CW-3B
 0' 50' 125'
 SURVEYING SERVICES, INC. JACKSON, TENNESSEE 41 HERITAGE SQUARE (731) 664-0807

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S58°19'07"W	30.62'	25.00'	32.95'	075°31'21"
C2	S56°05'06"W	54.62'	47.00'	58.29'	071°03'19"
C3	N57°18'42"W	48.52'	47.00'	50.98'	062°09'06"
C4	N03°39'02"E	46.84'	47.00'	49.03'	059°46'21"
C5	N63°25'22"E	46.84'	47.00'	49.03'	059°46'21"
C6	S85°18'20"E	2.27'	47.00'	2.27'	002°46'14"

CELIA JORDAN & FRANK JORDAN
 RECORD BOOK 1024, PAGE 1046
 TAX MAP 172, PARCEL 28.00

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Barbara L Davidson, Register
 Gibson County
 Rec #: 194516 Instrument #: 230138
 Rec'd: 15.00 Recorded
 State: 0.00 12/14/2023 at 3:42 PM
 Clerk: 0.00 in Plat Cabinet
 Other: 2.00 C.A.B.E.
 Total: 17.00 PGS 108B-108B

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 28.03
 DEED BOOK 1078, PAGE 2018

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.
 The entire street right of way is a utility easement.