

**KING L. BRADLEY &
ROBIN A. BRADLEY TRUST**
DEED BOOK 730, PAGE 59
TAX MAP 43, PARCEL 5.10
ZONED: RS-2
(FUTURE DEVELOPMENT)

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ROBIN A. BRADLEY TRUST**
DEED BOOK 730, PAGE 59
TAX MAP 43, PARCEL 5.10
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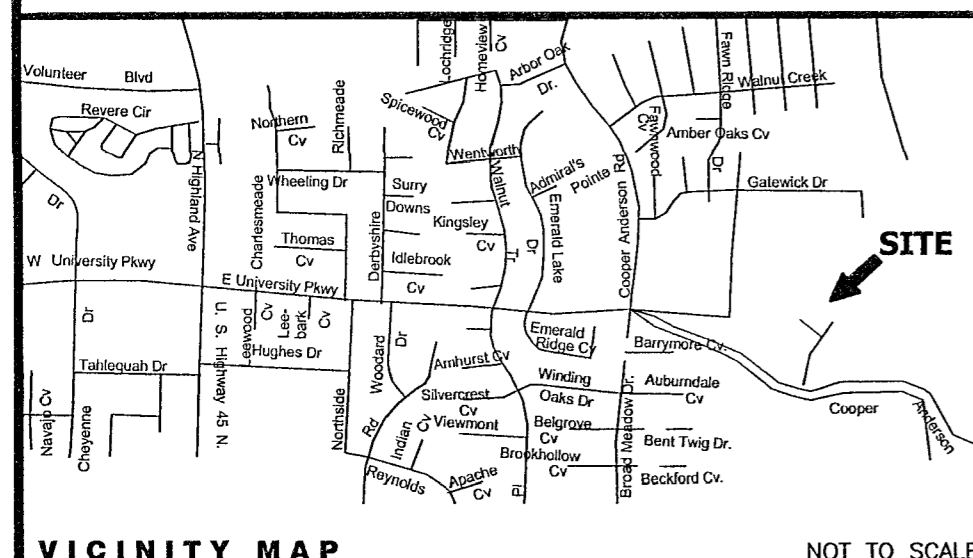
**KEVIN MARTIN and wife,
JENNY MARTIN**
DEED BOOK 711, PAGE 1271
TAX MAP 43, PARCEL 5.16
ZONED: FAR

KEVIN MARTIN
DEED BOOK 742, PAGE 1261
TAX MAP 43, PARCEL 5.17
ZONED: FAR

KINGSTON CREEK - SECTION 1
PALT BOOK 11, PAGE 768
ZONED: RS-2

KINGSTON CREEK - SECTION 2
PALT BOOK PAGE
ZONED: RS-2

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
C1	S74°48'41"E	70.02'	480.00'	70.08'	008°21'56"	C9	S11°04'11"E	38.84'	47.00'	40.04'	048°48'57"	C17	N57°25'36"W	19.00'	25.00'	19.49'	044°40'38"
C2	S82°41'59"E	62.04'	480.00'	62.09'	007°24'40"	C10	S34°07'31"W	33.36'	47.00'	34.10'	041°34'27"	C18	N83°05'07"W	2.90'	25.00'	2.90'	006°38'23"
C3	N48°35'41"E	35.36'	25.00'	39.27'	090°00'00"	C11	S29°15'13"W	21.65'	25.00'	22.39'	051°19'04"	C19	N83°36'06"W	50.87'	520.00'	50.89'	005°36'27"
C4	N22°03'52"W	21.65'	25.00'	22.39'	051°19'04"	C12	S22°03'52"E	21.65'	25.00'	22.39'	051°19'04"	C20	N77°40'16"W	56.73'	520.00'	56.76'	006°15'13"
C5	N20°21'43"W	43.20'	47.00'	44.89'	054°43'22"	C13	S26°59'32"E	33.27'	47.00'	34.01'	041°27'42"	C21	N71°25'03"W	56.73'	520.00'	56.76'	006°15'13"
C6	N30°24'01"E	37.33'	47.00'	38.39'	046°48'06"	C14	S18°10'00"W	38.87'	47.00'	40.08'	048°51'23"	C22	N69°27'35"W	21.22'	520.00'	21.22'	002°20'16"
C7	N76°28'53"E	36.25'	47.00'	37.21'	045°21'38"	C15	S65°16'31"W	36.25'	47.00'	37.21'	045°21'39"	C23	N78°31'01"W	137.24'	500.00'	137.68'	015°46'36"
C8	S58°09'29"E	36.25'	47.00'	37.21'	045°21'38"	C16	N63°33'58"W	44.82'	47.00'	46.72'	056°57'22"						



NOTES:
Bearings are relative to the Tennessee State Plane Coordinate System (NAD83). Elevations are relative to Mean Sea Level (NAVD 88).
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 is not located in a Special Flood Hazard Area 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 western curb of Clarendon Cove, near the front lot corner for Lot 315 and Lot 316 as shown hereon. N: 507900.03, E: 1134276.46, Elev: 430.31.

OWNER INFORMATION:
KINGSTON CREEK PARTNERS
P.O. BOX 12555
JACKSON, TN 38308
TAX MAP 43, PARCEL 5.22
DEED BOOK 772, PAGE 1058

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 SIDEWALK AREA
CLARENDON COVE	753.09'	26'	26,373 S.F.	40'	1,692.74'

APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
DATE 06/29/2023 E.H.

LEGEND:
 ○ END POINT OF LINE
 ○ IPF IRON PIN, FOUND
 ○ IPS IRON PIN, SET

LINE LEGEND:
 — SUBJECT PROPERTY LINE
 — ADJACENT PROPERTY LINE
 — STREET CENTERLINE
 — JEA EASEMENT
 — SETBACK
 — DRAINAGE EASEMENT

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 772, Page 1058, 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. Miller
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. 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 13 day of June, 2023.
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
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: 6/28/23
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: 6/28/23
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: 6/23/23
Monica Moore
E-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE
I hereby concur that a construction bond in the amount of \$18,300 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 right-of-way shall be accepted by the Governing Authority in accordance with the existing policy of the Governing Authority relative to street acceptance.
Date: 06/28/2023
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: 06/29/2023
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 for Category I survey, as set forth 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: 6/13/23
Ryan L. Richardson
REGISTERED LAND SURVEYOR
Tennessee Certificate 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.

FINAL PLAT
KINGSTON CREEK SECTION 3

CITY OF JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 43, PARCEL 5.22 - DEED BOOK 772, PAGE 1058
SECTION 3 - 29 LOTS - 6.26 ACRES
ZONING: RS-2
DRAWN BY: RYAN L. RICHARDSON DATE: 03/24/2023
SCALE: 1"=60' DWG. NO: 1995-031-KC-FP3
0' 60' 150'

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