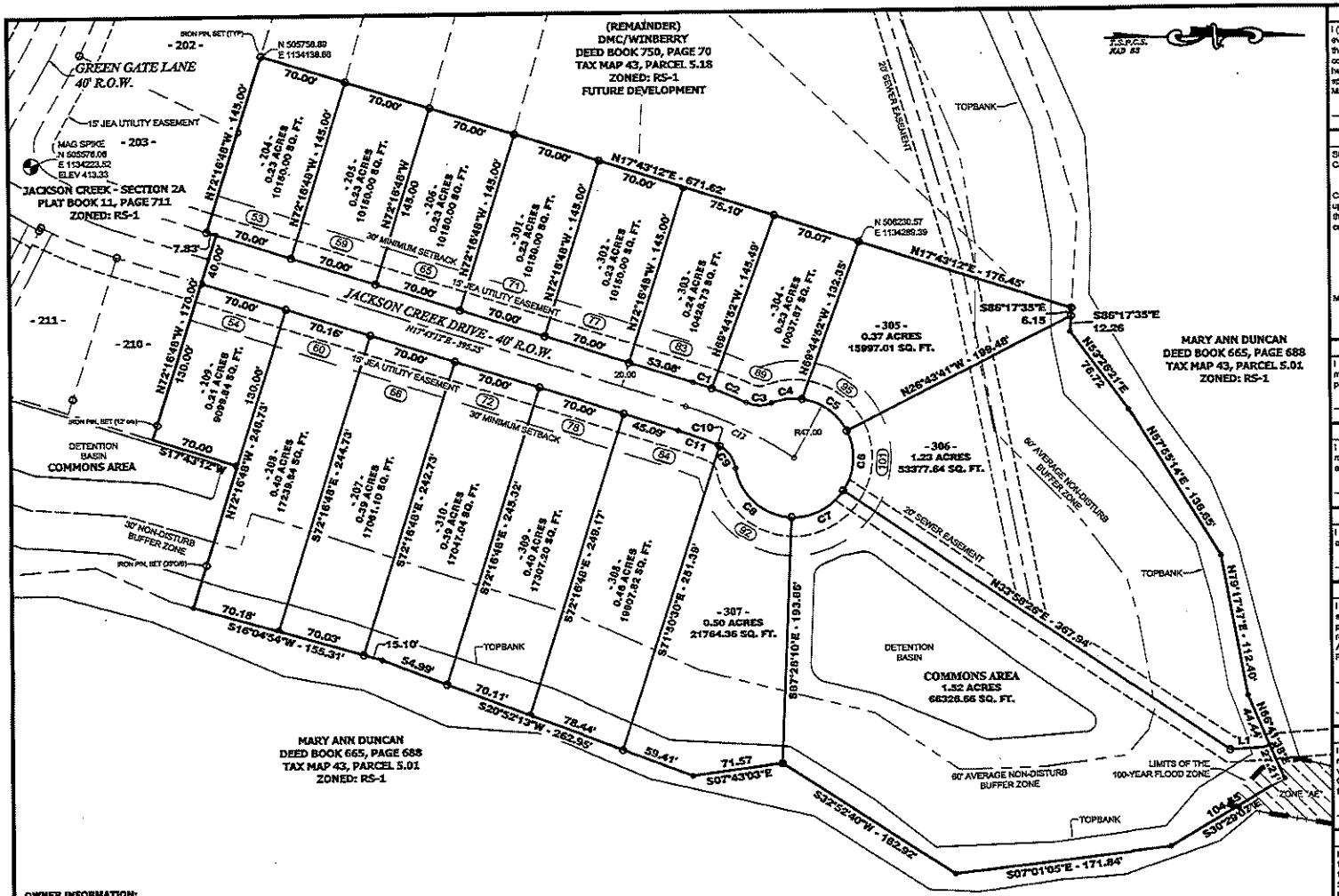
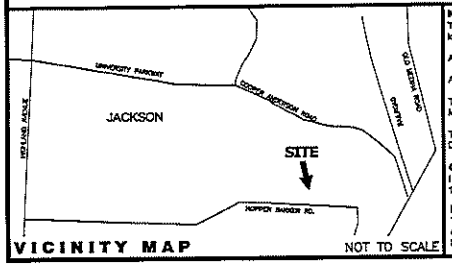


OWNER INFORMATION:
DMC/Winberry
58 Wilmington Cove
Jackson, TN 38305
Tax Map 43, Parcel 5.18
Deed Book 750, Page 70

ZONING INFORMATION:
Current Zoning: RS-1(Single Family Residential) District

Setbacks:
Front: 30 feet minimum
Side: 8 feet minimum
Rear: 10 feet minimum

STREET INFORMATION TABLE						
STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
JACKSON CREEK DR.	499.62'	28'	16,831 S.F.	40'	1,131.89'	N/A



VICINITY MAP NOT TO SCALE

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 a portion of this property is located in Special Flood Hazard Area, Zone "AE" 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 ___, Page ___.

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.

BENCHMARK NOTE:
The benchmark for the property shown hereon is a Mag Spike set in the curb located at the northwest quadrant of the intersection of Jackson Creek Drive and Green Gate Lane as shown hereon.
N 505576.06, E 1134223.52, Elev. 413.33

APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
DATE 12/13/2021 E.H.

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

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N03°27'31"W	32.11'

CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S18°59'10"W	15.80'	353.00'	15.80'	002°31'56"
C2	S22°36'52"W	28.51'	353.00'	28.52'	004°37'28"
C3	S01°35'03"W	19.80'	25.00'	20.47'	046°55'07"
C4	S06°52'17"E	24.34'	47.00'	24.62'	030°00'26"
C5	S35°42'08"W	43.51'	47.00'	45.23'	055°08'22"
C6	N89°17'57"W	47.61'	47.00'	49.92'	060°51'28"
C7	N28°40'20"W	45.88'	47.00'	47.90'	058°23'47"
C8	N41°28'41"E	58.09'	47.00'	63.90'	077°54'14"
C9	N54°55'30"E	21.53'	25.00'	22.06'	051°00'36"
C10	N28°34'37"E	2.48'	25.00'	2.48'	005°40'22"
C11	N20°43'16"E	32.76'	313.00'	32.77'	005°59'56"
C12	N25°55'30"E	95.05'	333.00'	95.37'	016°24'35"

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 750, Page 70, 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 plat 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.

11-30-21 — Date — DMC/Winberry

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, Barry Cole 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 30 day of November 2021

Notary Public — RYAN L RICHARDSON — STATE OF TENNESSEE NOTARY PUBLIC — MADISON COUNTY

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.

12-08-2021 — Date — 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.

12-08-2021 — Date — 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.

12/6/21 — Date — Carlos Childers — 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.

12/13/2021 — Date — Jackson Municipal Regional Planning Commission

12/13/2021 — Date — 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.

12/13/2021 — Date — 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 contained in the Rules of the Tennessee State Board of Examiners for Land Surveyors for a Category I survey. I further certify that all monuments have been placed as indicated.

9/14/21 — Date — Registered Surveyor — Tennessee License No. 3053

FINAL PLAT

JACKSON CREEK SECTIONS 2B & 3

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 43, PARCEL 5.18 - DEED BOOK 750, PAGE 70
SECTION 2B & 3 - 18 LOTS & 1 COMMON AREA - 8.06 ACRES
ZONING: RS-1
DRAWN BY: RYAN RICHARDSON DATE: 08/25/2021
SCALE: 1"=60' DWG. NO: 2004-128-FP2B3

0' 60' 150'

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