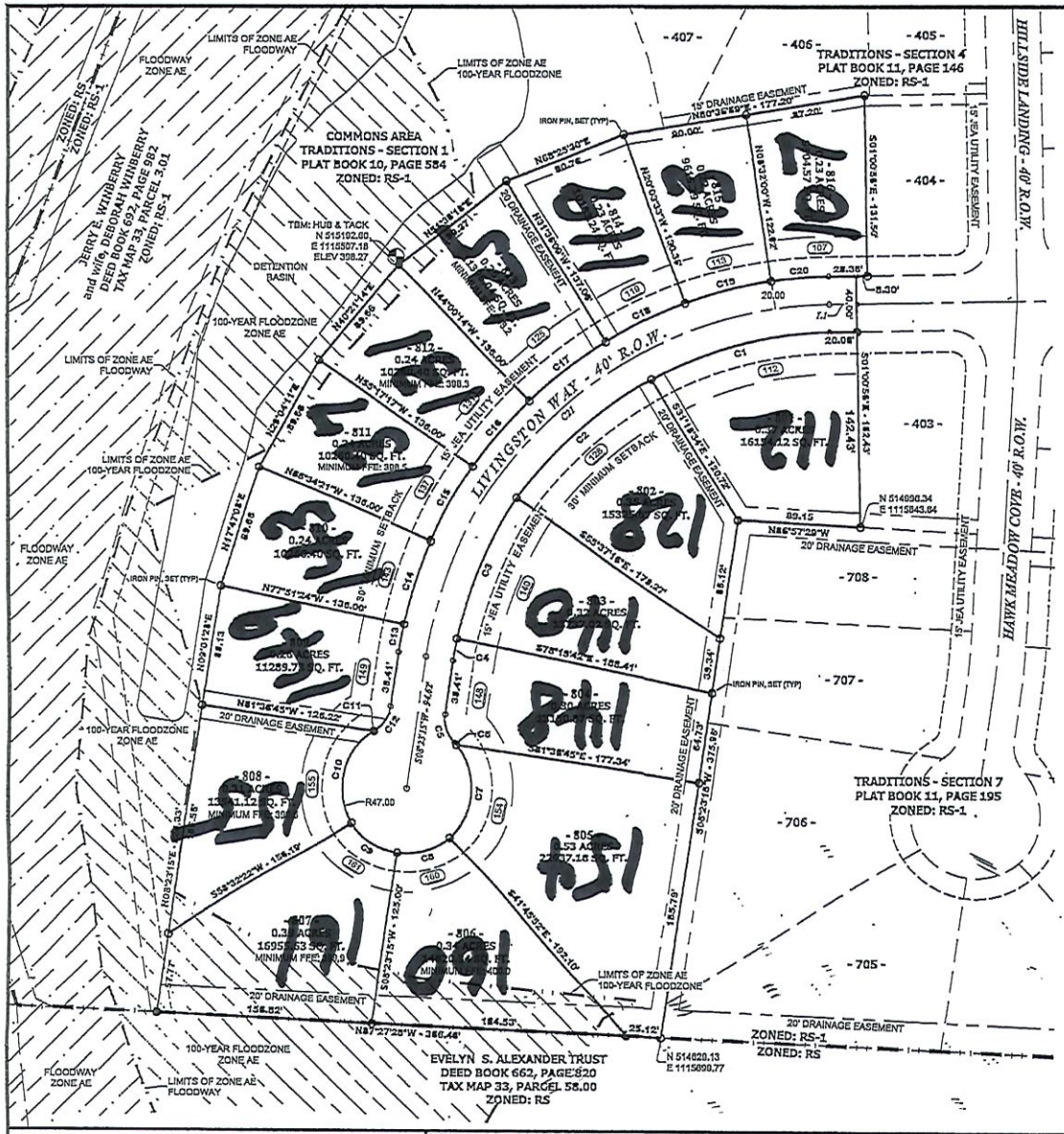


LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S88°59'04"W	20.08'

CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N75°10'50"E	133.62'	280.00'	134.92'	027°36'29"
C2	N47°52'40"E	130.72'	280.00'	131.94'	026°59'52"
C3	N23°01'31"E	110.24'	280.00'	110.97'	022°42'25"
C4	N10°01'47"E	16.05'	280.00'	16.05'	003°17'03"
C5	N17°16'17"W	21.65'	25.00'	22.39'	051°19'04"
C6	N41°27'48"W	2.41'	47.00'	2.41'	002°56'02"
C7	N04°07'11"E	65.43'	47.00'	72.38'	088°13'55"
C8	N73°18'42"E	39.84'	47.00'	41.14'	050°09'07"
C9	S56°32'11"E	39.84'	47.00'	41.14'	050°09'07"
C10	S13°46'18"W	66.78'	47.00'	74.28'	090°31'52"
C11	S59°23'17"W	0.62'	47.00'	0.52'	000°38'05"
C12	S34°02'47"W	21.65'	25.00'	22.39'	051°19'04"
C13	S10°16'58"W	20.97'	320.00'	20.98'	003°45'21"
C14	S17°47'08"W	62.02'	320.00'	63.02'	011°17'03"
C15	S28°04'11"W	62.92'	320.00'	63.02'	011°17'03"
C16	S40°21'14"W	62.92'	320.00'	63.02'	011°17'03"
C17	S52°15'50"W	69.87'	320.00'	70.01'	012°32'08"
C18	S64°14'10"W	63.62'	320.00'	63.72'	011°24'33"
C19	S75°42'14"W	64.28'	320.00'	64.37'	011°31'33"
C20	S85°13'32"W	41.96'	320.00'	41.99'	007°31'04"
C21	S48°41'10"W	388.08'	300.00'	422.00'	080°35'49"

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 684, Page 1585, 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.

4-3-2023
Date

Jerry or Deborah 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, Jerry Winberry 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 3 day of April 2023

Notary Public

My Commission Expires: 1/22/25

RYAN L. RICHARDSON
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY

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.

4/27/23
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.

4/27/23
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.

4/3/23
Date

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 $ 7,300 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 rights-of-way shall be accepted by the Governing Authority. In accordance with the existing policy of the Governing Authority relative to street acceptance.

05/08/2023
Date

Jackson Municipal Regional Planning Commission

04/27/23
Date

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.

05/08/2023
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 Category I survey. I further certify that all monuments have been placed as indicated.

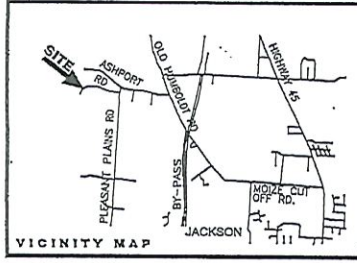
3/31/23
Date

Registered Surveyor
Tennessee Certificate No. 3053

TENNESSEE 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 Practice and is correct to the best of my knowledge and belief.



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.

A portion of the subject property is located in Special Flood Hazard Area "Zone AE" per Letter of Map Revision Based on Fill Case No. 22-04-2270A, and per Flood Insurance Rate Map, Map No. 47113C0153E, Effective Date: August 3, 2009.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Deed Book 2223, Page 817.

BENCHMARK NOTE:

The benchmark for the property shown hereon is a Hub & Tack near the northwest corner of Lot 813 of Traditions – Section 8 as shown hereon.
N: 515192.60, E: 1115507.18, Elev: 398.27

OWNER INFORMATION:

JERRY & DEBORAH WINBERRY
1505 BURR HEIGHT ROAD
BELLS, TN 38006
TAX MAP 33, PARCEL 3.01
DEED BOOK 684, PAGE 1585

ZONING INFORMATION:

ZONED: RS-1
(SINGLE FAMILY/PLANNED RESIDENTIAL) DISTRICT

SETBACKS: (RS-1)
FRONT: 30 FEET MINIMUM
SIDE: 8 FEET MINIMUM
REAR: 10 FEET MINIMUM

LEGEND:

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

JACKSON Planning Division

APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
DATE 05/08/2023 E.H.

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
LIVINGSTON WAY	536.69'	22'	16,030 S.F.	40'	1,225.16'	N/A

FINAL PLAT

TRADITIONS SECTION 8

CITY OF JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 33, PARCEL 3.01 - DEED BOOK 684, PAGE 1585
SECTION 8 - 16 LOTS - 5.43 ACRES
ZONING: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT
DRAWN BY: RYAN L. RICHARDSON DATE: 11/02/2022
SCALE: 1"=60' DWG. NO: 1997-041 TRAD-FP8
0' 60' 150'

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 664-0507