

CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S48°03'54"W	22.61'	16.00'	25.16'	089°05'55"
C2	N41°56'06"W	22.61'	16.00'	25.11'	089°54'05"
C3	S48°03'54"W	22.65'	16.00'	25.16'	089°05'55"
C4	N41°56'06"W	22.61'	16.00'	25.11'	089°54'05"

**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 766, Page 1198, 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: 3/1/22  
 Signature: [Signature]  
 Sunshine Investment Group, LLC

**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, [Signature], who, upon oath, acknowledged such person to be the owner, developer, the within named bargainer, and that he/she as such owner/developer/developer of the foregoing instrument for the purpose therein contained, by signing his/her name to the foregoing instrument.  
 Witness my hand at office, this 1st day of March, 2022.  
 Signature: [Signature]  
 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: 3/9/22  
 Signature: [Signature]  
 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: 3/9/22  
 Signature: [Signature]  
 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: 3/1/22  
 Signature: [Signature]  
 E-911 Administrative Office

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**  
 I hereby concur that a construction bond in the amount of \$18,800.00 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.  
 Date: 03/14/2022  
 Signature: [Signature]  
 Jackson Municipal Regional Planning Commission

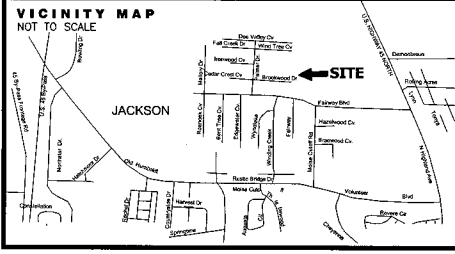
**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**  
 I hereby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the E911 Administrative Office.  
 Date: 3/1/22  
 Signature: [Signature]  
 City of Jackson Engineering Department

**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: 03/14/2022  
 Signature: [Signature]  
 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 shown hereon is based in accordance with the requirements of the Standard Specifications for Surveying in the Rules of the Tennessee State Board of Examiners of Professional Surveyors. I further certify that all monuments have been placed and are shown on this plat.  
 Date: 3/1/22  
 Signature: [Signature]  
 Tennessee No. 5053

**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**  
**PALMER WOODS**  
**SECTIONS 5-B & 6-A**  
 CITY OF JACKSON, MADISON COUNTY, TENNESSEE  
 TAX MAP 33, PARCEL 50.01 - DEED BOOK 766, PAGE 1198  
 SECTION 5B & 6A - 17 LOTS - 4.67 ACRES  
 ZONING: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT  
 DRAWN BY: RYAN L. RICHARDSON DATE: 10/05/2021  
 SCALE: 1"=50' DWG. NO: 2003-007-FP686A  
 SURVEYING SERVICES, INC.  
 JACKSON, TENNESSEE  
 (731) 664-0007



**OWNER INFORMATION:**  
 SUNSHINE INVESTMENT GROUP, LLC  
 P.O. BOX 12555  
 JACKSON, TN 38308  
 TAX MAP 33, PARCEL 50.01  
 DEED BOOK 766, PAGE 1198

**ZONING INFORMATION:**  
 ZONED: RS-1 (SINGLE FAMILY RESIDENTIAL)  
 SETBACKS:  
 FRONT: 30 FEET MINIMUM  
 SIDE: 8 FEET MINIMUM  
 REAR: 10 FEET MINIMUM

**BENCHMARK NOTE:**  
 The benchmark for the property shown hereon is a survey control nail located near the northeast corner of Lot 306 of Palmer Woods - Section 3. Northing: 512348.10, Easting: 1125569.84, Elevation: 419.24

**STREET INFORMATION TABLE:**

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
BEAR TRACE DR.	288.17'	28'	6,862 S.F.	45'	527.55'	N/A
BROOKWOOD DR.	547.75'	28'	15,280 S.F.	50'	1,033.88'	N/A
GRANDE PINES CV.	100.48'	28'	1,962 S.F.	40'	152.18'	N/A

**LEGEND:**  
 ○ ENDPOINT OF LINE  
 ○ IPF IRON PIN, FOUND  
 ○ IPS IRON PIN, SET

**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 property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47113C0154E, Effective Date: August 3, 2009.  
 The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 2892, Page 1231.

**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.

APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION DATE: 03/14/2022 E.H.

Tennessee Certification of Electronic Document

I, Ryan L. Richardson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 14, 2022 (date of document).

Ryan L. Richardson  
Affiant Signature

March 15, 2022

Date

State of Tennessee  
County of Madison

Sworn to and subscribed before me this 15 day of March, 2022.

Kalynn Kee  
Notary's Signature

MY COMMISSION EXPIRES: 01/22/2025

NOTARY'S SEAL



BK/PG: P11/944-945  
22003434

<u>2 PGS : PLAT</u>	
<u>MARIE RAY - 241604 - 22003434</u>	
<u>03/15/2022 - 10:57 AM</u>	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	2.00
TOTAL AMOUNT	24.00

STATE of TENNESSEE, MADISON COUNTY

ANGIE BYERS

REGISTER OF DEEDS