



1 Emerald Breeze Dr. (Lot 211) - \$ 399,900
 Emerald Breeze Subdivision
 2 Owner Suites ~ 3 Bedrms - 3 Baths - 1 Level

Lee Godfrey - Coldwell Banker Barnes
731.343.2900 Cell
731.668.1777 Front Desk Main Office

Emerald Breeze Amenities

- Private & Gated Development
- Total Lawn Care included in HOA fee
- HOA Fee: \$200 Transfer + \$300/Quarter
- Wooded Walking Trail
- Architecture by: THE DESIGN SHOP
- Fresh Original Open Floor Plans
- 9-11 Ft Ceiling Heights
- Split Bedroom Plans
- Separate Laundry Rooms
- Covered Patios & Double Garages

Home Features

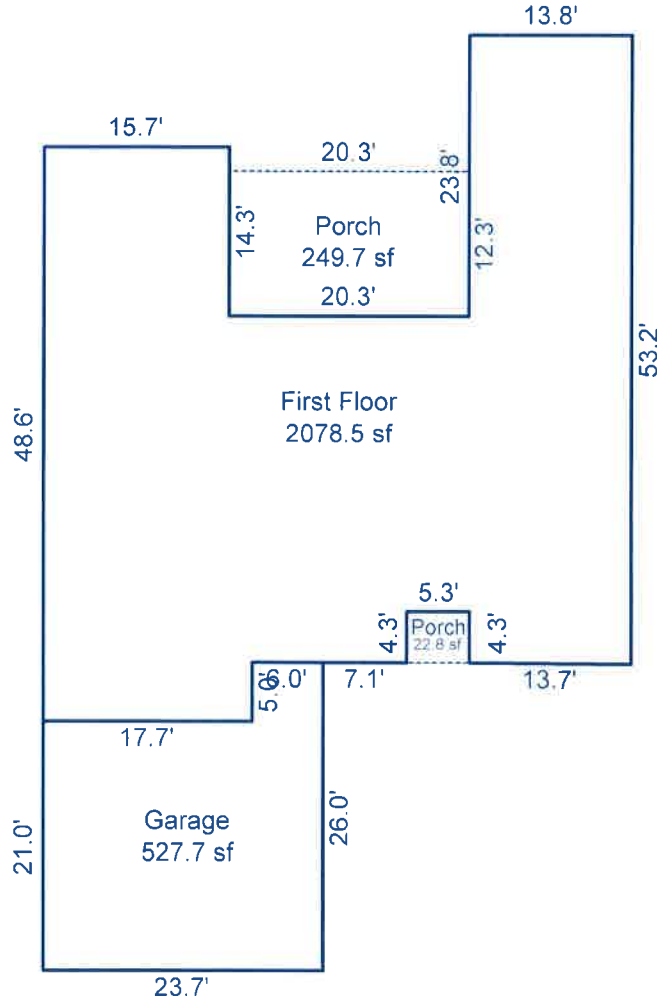
Stainless Appliances
Natural Gas Self Clean Range/Oven
Dishwasher, Microwave Venthood, Disposal
Ceramic Tile in Laundry & Baths
Luxury Vinyl Plank throughout the rest of house
<i>Walk-N-Ceramic Shower w/no step & no door</i>
<i>Custom Cabinets with Soft Close Doors & Drawers</i>
<i>Custom Closet Shelving</i> vs wire shelving
<i>Granite Counters in Kitchen & All Baths</i>
Gas Logs in Great Rm
Gas Heat and Water Heater

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Emerald Breeze, 1 Parcel No.:
 Property Address: 1 Emerald Breeze Drive
 City: Jackson County: Madison State: TN ZipCode: 38305
 Owner: Baker/Presson
 Client: Client Address:
 Appraiser Name: Lee Godfrey Inspection Date: 05/28/2024

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	2078.5	253.1	2078.5
GAR.	Garage	1.0	527.7	99.4	527.7
P/P	Porch	1.0	249.7	65.2	
	Porch	1.0	22.8	19.2	272.5

COMMENT TABLE 1

2073 Heated & Cooled Living Area
 528 Garage
 272 Porches
 2873 SF Under Roof

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE (rounded) 2,078

BK/PG: P11/774-774
21003896

LOCAL TAX	0.00
STATE TAX	0.00
SALES TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
AMOUNT PAID	2.00
TOTAL AMOUNT	17.00

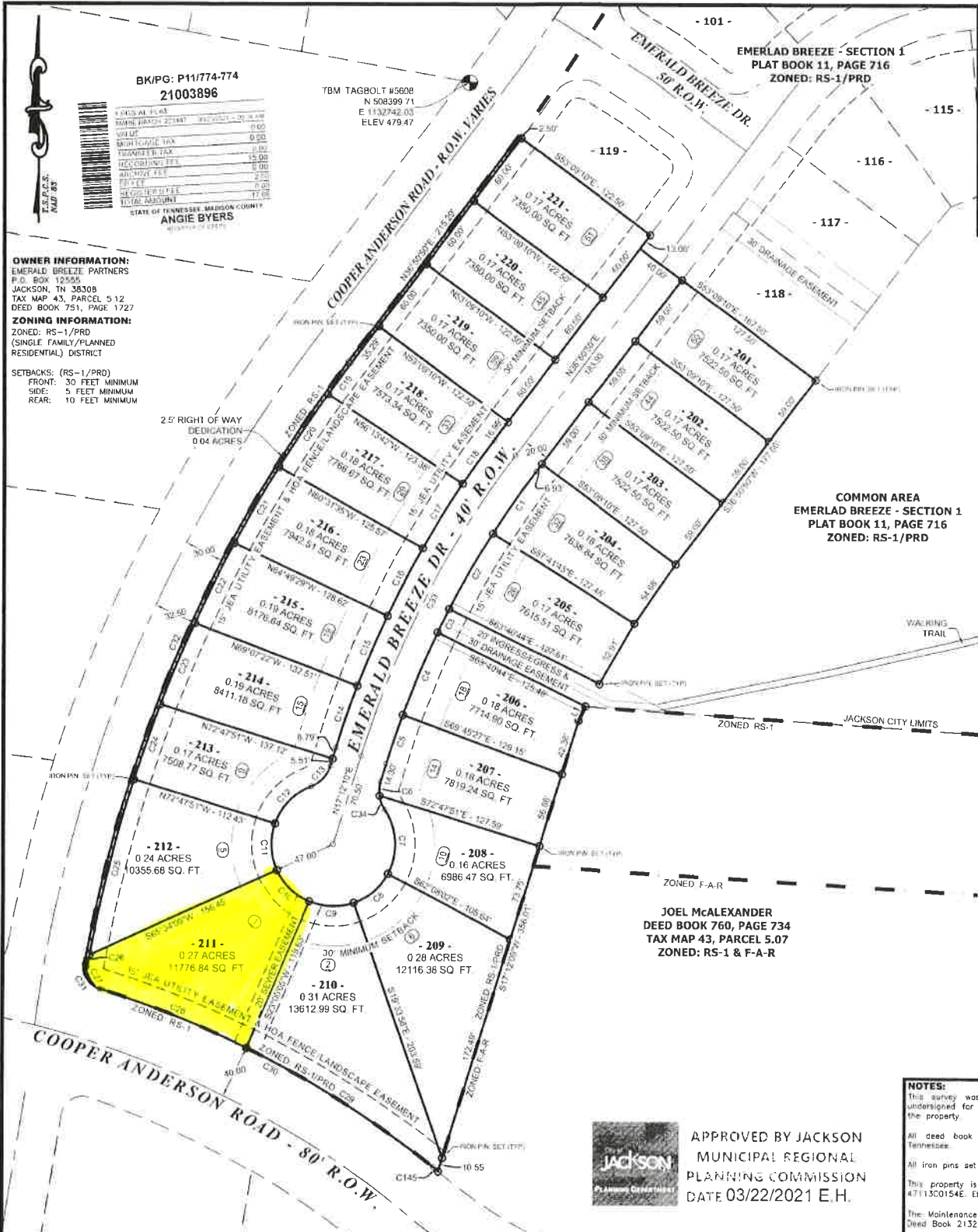
TBM TAGBOLT #5608
N 508399.71
E 1132742.03
ELEV 479.47

ANGIE BYERS
REGISTERED SURVEYOR

OWNER INFORMATION:
EMERALD BREEZE PARTNERS
P.O. BOX 12555
JACKSON, TN 38308
TAX MAP 43, PARCEL 512
DEED BOOK 751, PAGE 1727

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

SETBACKS: (RS-1/PRD)
FRONT: 30 FEET MINIMUM
SIDE: 5 FEET MINIMUM
REAR: 10 FEET MINIMUM



LINE NUMBER	DIRECTION
11	S24°51'

CURVE		
NUMBER	CHORD DIRECTION	CHORD LENGTH
C1	N34°34'33"E	57.88'
C2	N29°12'20"E	66.21'
C3	S26°19'16"W	20.00'
C4	N22°53'22"E	67.42'
C5	N18°43'22"E	38.73'
C6	N04°31'40"E	10.97'
C7	N03°07'28"W	48.40'
C8	N49°09'00"E	34.12'
C9	S86°16'57"E	34.12'
C10	S45°42'54"E	34.12'
C11	S02°34'10"E	35.00'
C12	S43°54'23"W	39.15'
C13	S42°51'42"W	21.65'
C14	S19°02'13"W	49.29'
C15	S23°01'13"W	57.75'
C16	S27°19'07"W	57.75'
C17	S31°37'01"W	57.75'
C18	S35°18'24"W	41.40'
C19	N36°03'27"E	29.71'
C20	N33°29'03"E	67.12'
C21	N29°54'37"E	67.35'
C22	N26°19'20"E	67.85'
C23	N22°44'50"E	66.86'
C24	N19°22'28"E	60.04'
C25	N14°08'02"E	137.08'
C26	N10°17'13"E	7.60'
C27	N31°22'48"W	21.19'
C28	N68°25'41"W	118.76'
C29	N57°45'23"W	168.02'
C30	N62°15'54"W	288.00'
C31	N31°27'48"W	21.23'
C32	N23°28'27"E	499.86'
C33	N27°01'30"E	255.85'
C34	N21°07'51"W	11.23'

COMMON AREA
EMERALD BREEZE - SECTION 1
PLAT BOOK 11, PAGE 716
ZONED: RS-1/PRD

JOEL McALEXANDER
DEED BOOK 760, PAGE 734
TAX MAP 43, PARCEL 5.07
ZONED: RS-1 & F-A-R



APPROVED BY JACKSON
MUNICIPAL REGIONAL
PLANNING COMMISSION
DATE 03/22/2021 E.H.

NOTES:
This survey was prepared without benefit of an abstract undersigned for loss relating to any matter that might be the property.
All deed book references shown hereon are recorded in Tennessee.
All iron pins set are 1/2" rebar with an identification cap set.
This property is not located in a Special Flood Hazard Area 47113C0154E. Effective Date: August 3, 2009.
The Maintenance Agreement and/or Restrictive Covenants for Deed Book 2132, Page 68.
The benchmark for the property shown hereon is Tag Bolt #5 west margin of Cooper Anderson Road at the southeast corner hereon N 508399.71, E: 1132742.03, Elev. 479.47

CERTIFICATE:
I hereby certify that this is a Category I Survey and that the is 1:10,000 as shown hereon. This survey is correct to the b

LEGEND:

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

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SEWER/SIDEWALK AREA
EMERALD BREEZE DRIVE	511.58'	26'	16,038 S.F.	40'	1,165.89'	N/A