

P.O. BOX 12555  
JACKSON, TN 38308  
TAX MAP 43, PARCEL 5.12  
DEED BOOK 751, PAGE 1727

**ZONING INFORMATION:**

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

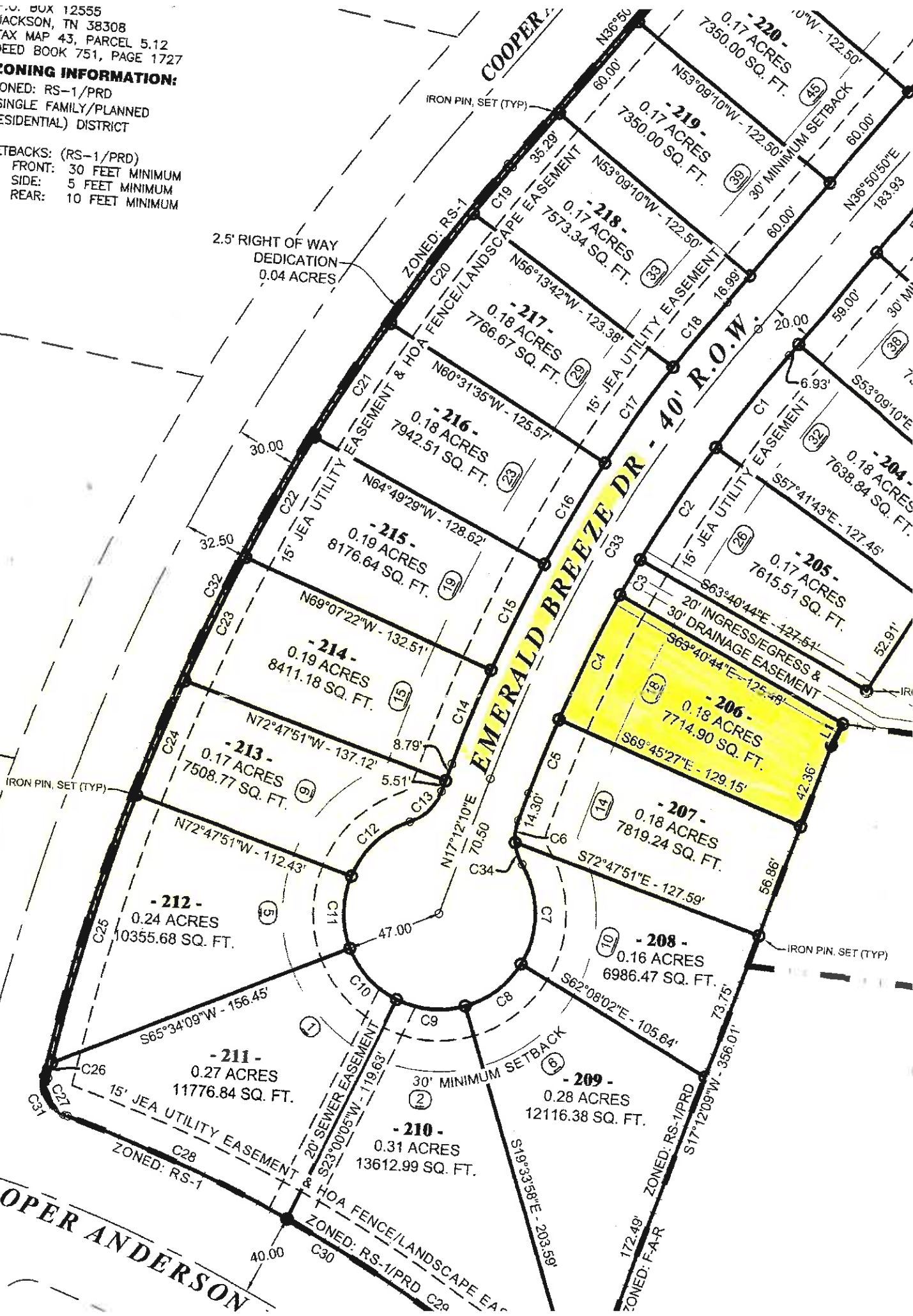
SETBACKS: (RS-1/PRD)  
FRONT: 30 FEET MINIMUM  
SIDE: 5 FEET MINIMUM  
REAR: 10 FEET MINIMUM

2.5' RIGHT OF WAY  
DEDICATION  
0.04 ACRES

COOPER ANDERSON

COOPER

EMERALD BREEZE DR - 40' R.O.W.



**Lot 220:** 0.17 ACRES, 7350.00 SQ. FT. N53°09'10"W - 122.50', 60.00', N36°50'50"E - 183.93', 60.00', 30' MINIMUM SETBACK

**Lot 219:** 0.17 ACRES, 7350.00 SQ. FT. N53°09'10"W - 122.50', 60.00', 30' MINIMUM SETBACK

**Lot 218:** 0.17 ACRES, 7573.34 SQ. FT. N56°13'42"W - 123.38', 16.99', 60.00', 30' MINIMUM SETBACK

**Lot 217:** 0.18 ACRES, 7766.67 SQ. FT. N60°31'35"W - 125.57', 15' JEA UTILITY EASEMENT

**Lot 216:** 0.18 ACRES, 7942.51 SQ. FT. N64°49'29"W - 128.62', 15' JEA UTILITY EASEMENT & HOA FENCE/LANDSCAPE EASEMENT

**Lot 215:** 0.19 ACRES, 8176.64 SQ. FT. N69°07'22"W - 132.51', 15' JEA UTILITY EASEMENT

**Lot 214:** 0.19 ACRES, 8411.18 SQ. FT. N72°47'51"W - 137.12', 8.79', 5.51'

**Lot 213:** 0.17 ACRES, 7508.77 SQ. FT. N72°47'51"W - 112.43', 47.00'

**Lot 212:** 0.24 ACRES, 10355.68 SQ. FT. S65°34'09"W - 156.45', 40.00'

**Lot 211:** 0.27 ACRES, 11776.84 SQ. FT. 20' SEWER EASEMENT, 20' JEA UTILITY EASEMENT & HOA FENCE/LANDSCAPE EASEMENT

**Lot 210:** 0.31 ACRES, 13612.99 SQ. FT. S23°00'05"W - 119.63', 30' MINIMUM SETBACK

**Lot 209:** 0.28 ACRES, 12116.38 SQ. FT. S19°33'58"E - 203.59', 172.49', ZONED: FAR

**Lot 208:** 0.16 ACRES, 6986.47 SQ. FT. S62°08'02"E - 105.64', 73.75', 56.86', IRON PIN, SET (TYP)

**Lot 207:** 0.18 ACRES, 7819.24 SQ. FT. S72°47'51"E - 127.59', 14.30', 42.36'

**Lot 206:** 0.18 ACRES, 7714.90 SQ. FT. S63°40'44"E - 125.48', S63°40'44"E - 127.54', 20' INGRESS/EGRESS & 30' DRAINAGE EASEMENT

**Lot 205:** 0.17 ACRES, 7615.51 SQ. FT. S63°40'44"E - 127.54', 52.91', 15' JEA UTILITY EASEMENT

**Lot 204:** 0.18 ACRES, 7638.84 SQ. FT. S57°41'43"E - 127.45', 6.93', 59.00', 30' MINIMUM SETBACK