



**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. 47113C0153E, Effective Date: August 3, 2009.  
 The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 320 Page 158.

**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 Nail set in the curb located at the northeast quadrant of the intersection of Brush Arbor Cove and Copper Creek Drive as shown hereon.  
 N 509774.07, E 1118252.92, Elev. 443.97

**OWNER INFORMATION:**  
 Copper Ridge Development, LLC  
 P.O. Box 1117  
 Jackson, TN 38302  
 Tax Map 33, Parcel 55.22  
 Deed Book 694, Page 1702

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

Setbacks:  
 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

**APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION**  
 DATE 06/29/2020 E.H.

**CURVE TABLE**

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S09°35'30"E	119.51'	154.82'	122.70'	045°24'33"
C2	N50°18'25"W	75.14'	121.52'	76.40'	036°01'16"
C3	N77°48'58"W	40.11'	121.52'	40.29'	018°59'50"
C4	S68°19'29"W	20.62'	25.00'	21.26'	048°43'17"
C5	S57°03'56"W	21.31'	47.00'	21.49'	026°12'11"
C6	N76°30'37"W	51.64'	47.00'	54.67'	066°38'44"
C7	N15°03'18"W	44.32'	47.00'	46.15'	056°15'54"
C8	N41°12'36"E	44.32'	47.00'	46.15'	072°03'51"
C9	S74°37'31"E	55.29'	47.00'	59.11'	040°25'41"
C10	S58°48'26"E	17.28'	25.00'	17.64'	040°25'41"
C11	S83°10'05"E	3.62'	25.00'	3.62'	008°17'36"
C12	S79°34'03"E	44.89'	166.52'	45.03'	015°29'39"
C13	S60°22'22"E	66.10'	166.52'	66.54'	022°53'44"
C14	S40°36'38"E	48.16'	166.52'	48.33'	016°37'43"
C15	S29°05'46"E	22.31'	199.82'	22.32'	006°24'00"
C16	S16°06'25"E	67.95'	199.82'	68.28'	019°31'50"
C17	S03°26'52"W	67.78'	199.82'	68.11'	019°31'50"
C18	S09°33'48"E	137.04'	177.32'	140.70'	045°27'56"
C19	S59°48'20"E	133.04'	144.02'	138.29'	055°01'06"

**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 694 Page 1702, 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: 6/25/2020  
 Signature: Ryan Richardson  
 Title: Notary Public

**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, Ryan Richardson, 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 25 day of June 2020  
 Signature: Ryan Richardson  
 Title: Notary Public  
 My Commission Expires: 2/28/2021

**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: 6/26/2020  
 Signature: Amy Howell  
 Title: 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: 6/26/2020  
 Signature: Amy Howell  
 Title: 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: 6/26/20  
 Signature: Carlos Childers  
 Title: 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.  
 Date: 06/29/2020  
 Signature: Ryan Richardson  
 Title: Jackson Municipal Regional Planning Commission

**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: 06/29/2020  
 Signature: Ryan Richardson  
 Title: 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.  
 Date: 5/1/2020  
 Signature: Ryan Richardson  
 Title: Registered Surveyor, Tennessee Certificate No. 3053

**FINAL PLAT**  
**COPPER RIDGE SECTION 4-B**

JACKSON, MADISON COUNTY, TENNESSEE  
 TAX MAP 33, PARCEL 55.22 - DEED BOOK 694, PAGE 1702  
 SECTION 4-B - 12 LOTS - 4.70 ACRES  
 ZONING: RS-1  
 DRAWN BY: RYAN RICHARDSON DATE: 04/21/2020  
 SCALE: 1"=60' DWG. NO: 2005-092-CR4B  
 TOTAL AMOUNT: 17.00

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