

MATCH LINE

U.S. HIGHWAY BY-PASS
FRONTAGE ROAD

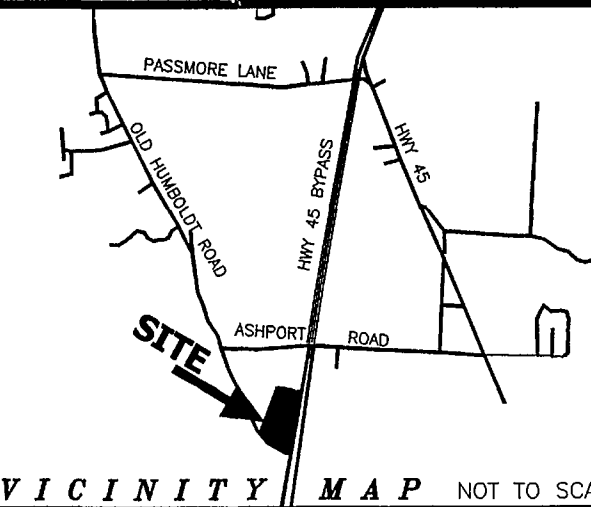
HWY 45 BY-PASS
R/W VARIES

LINE TABLE:

NUMBER	DIRECTION	DISTANCE
L1	N 03°30'18" W	10.46'
L2	N 13°55'38" E	22.83'
L3	S 10°54'08" W	16.26'
L4	N 34°47'17" E	23.95'
L5	N 11°59'53" W	55.93'
L6	N 13°26'46" E	55.69'
L7	N 01°11'05" W	61.78'
L8	N 38°52'15" E	35.13'

CURVE TABLE:

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	37.50	59.27	90°33'46"	N 18°40'36" E	53.29	
C2	161.00	126.02	44°50'51"	N 41°32'04" E	122.83	37.87
C3	161.00	63.55	22°36'56"	N 07°48'10" E	63.14	66.44
C4	277.50	31.07	06°24'56"	N 00°17'50" W	31.06	32.19
C5	277.50	53.36	11°01'01"	N 08°25'08" E	53.28	15.55
C6	24.00	21.26	50°45'14"	N 39°18'15" E	20.57	26.76
C7	49.50	83.76	96°57'26"	N 16°12'10" E	74.12	55.91
C8	49.50	37.84	43°47'48"	N 54°10'27" W	36.92	19.90
C9	49.50	40.37	46°43'30"	S 80°33'53" W	39.26	21.38
C10	49.50	81.24	94°01'44"	S 10°11'17" W	72.42	53.11
C11	24.00	21.26	50°45'14"	S 11°26'59" E	20.57	11.38
C12	322.50	75.39	13°23'39"	S 07°13'49" W	75.22	37.87
C13	322.50	22.73	04°02'17"	S 01°29'09" E	22.72	11.37
C14	134.00	155.46	66°28'25"	S 30°43'17" W	146.89	87.81
C15	37.50	58.90	89°59'10"	N 71°02'56" W	53.03	37.49
C16	150.00	176.62	67°27'47"	N 30°13'35" E	166.59	100.16
C17	300.00	91.28	17°25'57"	N 05°12'40" E	90.92	45.99
C18	132.50	99.41	42°59'11"	N 54°17'27" W	97.09	52.18
C19	132.50	69.40	42°59'11"	N 54°17'27" W	67.78	36.42



OWNER INFORMATION:

BC BY-PASS PARTNERS
65 MURRAY GUARD DRIVE
JACKSON, TN 38305
TAX MAP 33 PARCEL 55.03
DEED BOOK 691 PAGE 353

ZONING INFORMATION:

ZONED: O-C (OFFICE CENTER) DISTRICT

SETBACKS:

FRONT: BUILDINGS 30 FEET
PARKING 10 FEET
SIDE: 20 FEET
REAR: 20 FEET

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
NOLAN COVE	1334.45'	28'	44,192 S.F.	45'	2,799.50'	13,997 SQ FT

LEGEND:

AC.	ACRES
DB.	DEED BOOK
DRAIN.	DRAINAGE
E.	EAST
EASM.	EASEMENT
J.E.A.	JACKSON ENERGY AUTHORITY
IPF	IRON PIN FOUND
N	NORTH
PB.	PLAT BOOK
PG.	PAGE
S	SOUTH
S.F.	SQUARE FEET
SAN.	SANITARY
UTIL.	UTILITY
W	WEST

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 this property is 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 Deed Book 691, Page 353.

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.

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 691 Page 353, 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 offer 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.

1-8-10

Date

BC By-pass Partners

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, Chuck Clark, 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 8th day of January, 2010.

Ryan L. Riddle
Notary Public

My Commission Expires: 6/17/13

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.

1-11-10

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.

1-11-10

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.

1/11/10

Date

E-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE

I hereby concur that a construction bond in the amount of \$24,200.00 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.

1/19/10

Date

Jackson Municipal Regional Planning Commission

1/19/10

Date

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.

1/20/10

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 a Category I survey. I further certify that all monuments have been placed as indicated.

1-6-10

Date

Registered Surveyor
Tennessee Certificate No. 1220

FINAL PLAT
NOLAN PARK



SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 684-0807

3RD CIVIL DISTRICT, MADISON COUNTY, TENNESSEE

TAX MAP 33, PARCEL, 55.03 - DEED BOOK 691, PAGE 353

13 LOTS - 25.48 ACRES

ZONING: O-C (OFFICE CENTER) DISTRICT

DRAWN BY: RYAN RICHARDSON DATE: 01/05/2010

SCALE: 1"=100' DWG. NO: 2008-051FP SHEET 1 OF 2

0 100 250

