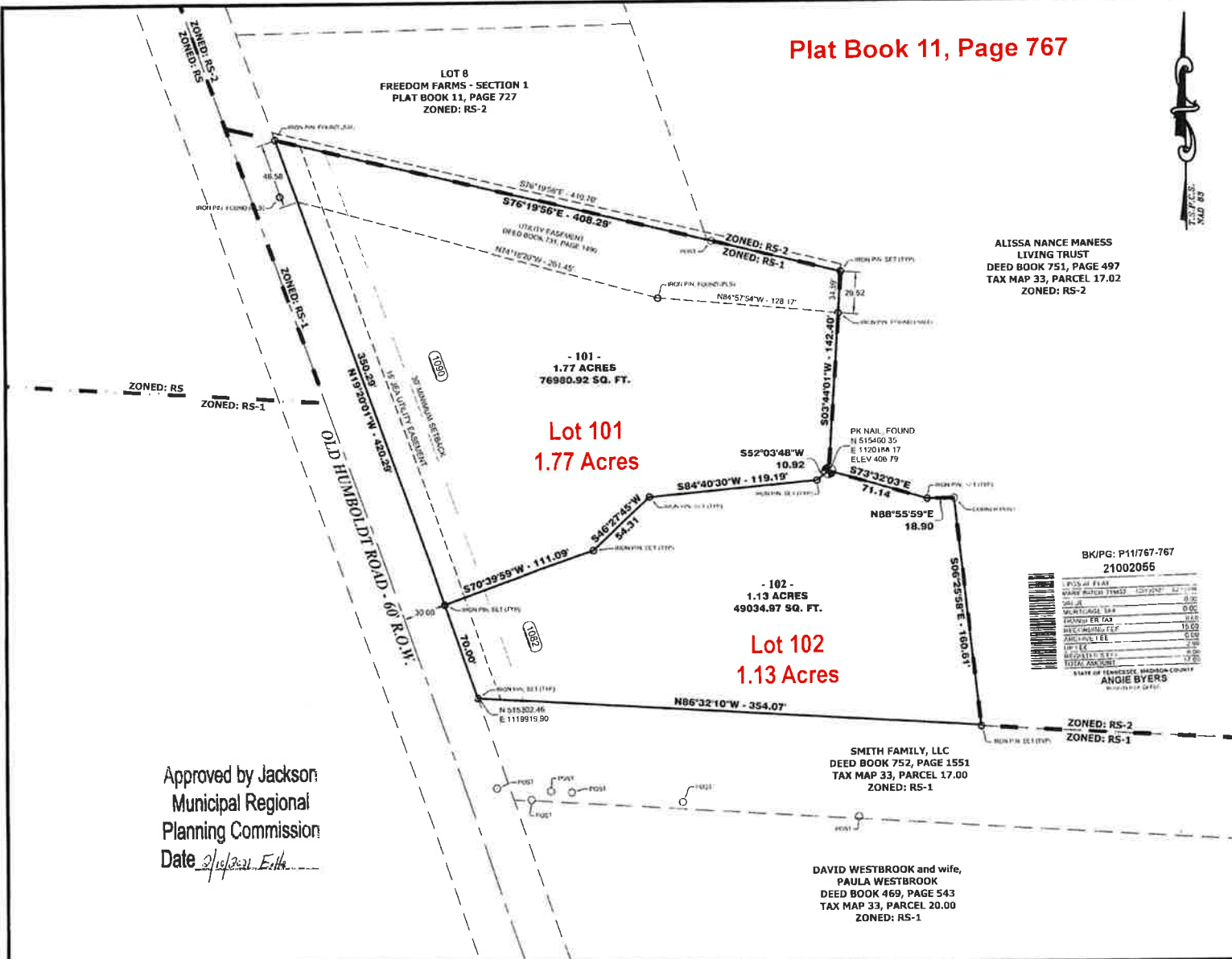


Plat Book 11, Page 767



Approved by Jackson
Municipal Regional
Planning Commission
Date 2/19/21 *Eth*

ALISSA NANCE MANESS
LIVING TRUST
DEED BOOK 751, PAGE 497
TAX MAP 33, PARCEL 17.02
ZONED: RS-2

Lot 102
1.13 Acres

Lot 101
1.77 Acres

BK/PG: P11767-767
21002055

POSTAL FEE	0.00
STATE RECORD FEE	0.00
RECORDING FEE	0.00
PROPERTY TAX	15.00
RECORDING FEE	0.00
ADVALOREM TAX	0.00
IMPLE	0.00
RECORDING FEE	0.00
TOTAL AMOUNT	15.00

STATE OF TENNESSEE, MADISON COUNTY
REGISTERED SURVEYOR
ANGIE BYERS

SMITH FAMILY, LLC
DEED BOOK 752, PAGE 1551
TAX MAP 33, PARCEL 17.00
ZONED: RS-1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 746, Page 1837, 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 herein, as required by the requirements and specifications set forth in the Subdivision and Land Development Regulations of the Jackson Municipal Regional Planning Commission.

Date 1/15/21 *Christy Petty*
Christy Petty

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, Alissa Nance Maness, with whom I am personally acquainted, and who, upon being acknowledged such person to be the owner/developer, the within named borrower, 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 and office, this 5 day of January, 2021

Christy Petty
Notary Public

My Commission Expires: 2/28/21

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 2-10-21 *Christy Petty*
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 2-10-21 *Christy Petty*
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 E-911 Administrative Office.

Date 2-10-21 *Christy Petty*
E-911 Administrative Office

CERTIFICATE OF RECOGNITION OF EXISTING STREETS AND RIGHTS-OF-WAY

I hereby recognize that the streets and rights-of-way depicted on the subdivision plat are existing and does not involve any new construction.

Date 2-10-21 *Christy Petty*
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 abatements 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 2/10/21 *Christy Petty*
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 Professional Conduct of the Tennessee State Board of Examiners in Land Surveying, Category I Survey I further certify that all monuments have been properly installed.

Date 2/10/21 *Christy Petty*
Registered Surveyor
Tennessee Certificate No. 1778

CERTIFICATE

I hereby certify that this is a Category I Survey and that the ratio of precision of the undated 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.

REVISED FINAL PLAT
HARRIS LAKE SMITH
MINOR SUBDIVISION

JACKSON MADISON COUNTY, TENNESSEE		
TAX MAP 33, PARCEL 17.03 - DEED BOOK 746, PAGE 1837		
PLAT BOOK 11, PAGE 522		
2 LOTS - 2.89 ACRES	ZONING:	RS-1
DRAWN BY RICHARD N. BROWN DATE: 1/11/2020		
SCALE 1"=50' DWG NO. 2015.043.FP-REV.11.20		
0' 50' 125'		

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
631184 097



OWNER INFORMATION:
CHRISSEY PETTY
61090 OLD HUMBOLDT ROAD
JACKSON, TN 38305
TAX MAP 33, PARCEL 17.00 DEED BOOK 733, PAGE 834 & DEED BOOK 746, PAGE 1837

HARRIS LAKE SMITH MINOR SUBDIVISION
PLAT BOOK 11, PAGE 522

ZONING INFORMATION:
CURRENT ZONE: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT

SETBACKS
FRONT: 30 FEET MINIMUM
SIDE: 8 FEET MINIMUM (SINGLE STORY)
12 FEET MINIMUM (2 OR MORE STORIES)
REAR: 10 FEET MINIMUM

LEGEND:

○ IPF	IRON PIN, FOUND
○ IPS	IRON PIN, SET
○	ENDPOINT OF LINE

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 of 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.

The property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47113C0133E, Effective Date: August 3, 2009.

BENCHMARK NOTE:
The benchmark for the property shown hereon is a PK Nail, found at the southeast corner of Lot 101 as shown hereon. N 515460.35, E 1120168.17, Elev: 406.79

REVISION NOTE:
This plat has been created to divide Lot 101 of the Harris Lake Smith Minor Subdivision into 2 separate lots.