

SECTION 7A  
PAGE 609  
RM-1

C & H INVESTMENT GROUP, LLC  
DEED BOOK 764, PAGE 1005  
TAX MAP 2, PARCEL 26.00  
ZONED: RM-1  
(FUTURE DEVELOPMENT)

SECTION 8A  
PAGE 609  
RM-1

RY FARMS - SECTION 9A  
T BOOK 10, PAGE 609  
ZONED: RM-1

ASHBERRY FARMS - SECTION 9b  
PLAT BOOK 11, PAGE 808  
ZONED: RM-1

RADIUS	LENGTH	DELTA
25.00'	19.60'	044°55'39"
25.00'	2.79'	006°23'25"
47.00'	70.75'	086°15'04"
47.00'	45.17'	055°04'00"
47.00'	45.17'	055°04'00"
47.00'	70.75'	086°15'04"
25.00'	2.79'	006°23'25"
25.00'	19.60'	044°55'39"

**OWNERSHIP AND DEDICATION**  
I, the owner(s) of the property shown and Book 764, Page 1005, in the Register's Office of (we) hereby adopt this plan of subdivision with my constitutes offers of irrevocable dedication for all s shown herein to public use or to private use as requirements and specifications set forth in the of the Three Way Municipal Regional Planning

*[Signature]*  
C&H Investment Group, LLC

**NOTARY PUBLIC SIGNATURE**  
I, the undersigned, a Notary Public, in and for the State of Tennessee, do hereby certify that I have personally known the person to be the owner/developer, and that he/she is as such owner/developer, executed the foregoing instrument, by signing his/her name as

18 day of August 2022

*[Signature]*  
KALYNN WEE  
NOTARY PUBLIC  
STATE OF TENNESSEE

PAVEMENT AREA	STRAIGHT CURB WIDTH	WALKWAY AREA	SEWER AREA	SEWER COVER	SEWER DRAINAGE AREA	SEWER DRAINAGE AREA
23.637 S.F.	4'0"	1.233 S.F.	N/A	N/A	N/A	N/A

**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.

9/8/22 Date  
*Carlos Childers*  
E-911 Administrative Office

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**  
I hereby concur that a construction bond in the amount of \$16,400 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.

10/18/2022 Date  
*[Signature]*  
Three Way Municipal Regional Planning Commission

**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.

9/28/22 Date  
*[Signature]*  
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.

9/28/22 Date  
*[Signature]*  
Jackson Energy Authority

**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 Three Way 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.

10/18/2022 Date  
*[Signature]*  
Three Way 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 Three Way Municipal Regional Planning Commission, and that the accuracy of the plat is based on a survey conducted in accordance with the requirements of the Surveying Act of 1967, as amended in the Rules of the Tennessee State Board of Examiners for Professional Surveyors. I further certify that all monuments have been located and marked in accordance with the requirements of the Surveying Act of 1967, as amended in the Rules of the Tennessee State Board of Examiners for Professional Surveyors.

8/14/22 Date  
*[Signature]*  
Tennessee No. 3055  
Professional Surveyor

**LEGEND:**  
C ENDPOINT  
IPF IRON P  
IPS IRON P

**OWNER INFORMATION:**  
C&H INVESTMENT GROUP, LLC  
944 NORTH STAR DRIVE  
JACKSON, TN 38305  
TAX MAP 2, PARCEL 26.00  
DEED BOOK 764, PAGE 1005

**ZONING INFORMATION:**  
ZONED: RM-1  
(MEDIUM DENSITY RESIDENTIAL)

**SETBACKS:**  
FRONT: 30 FEET  
SIDE: 8 FEET  
REAR: 10 FEET

