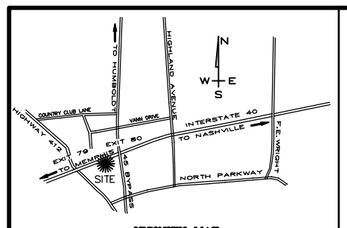

VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND RECORDED IN DEED BOOK 666, PAGE 644, IN THE OFFICE OF THE REGISTER OF MADISON COUNTY, TENNESSEE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE OR TO PRIVATE USE AS NOTED.

_____ DATE

_____ GARY A. TAYLOR

ACKNOWLEDGMENT OF OWNER'S SIGNATURE

STATE OF TENNESSEE:
COUNTY OF MADISON:

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, GARY A. TAYLOR, WITHIN NAMED BARGAINORS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING AND ATTACHED INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. WITNESS MY HAND AND NOTARY SEAL OF OFFICE IN MADISON COUNTY, TENNESSEE, THIS _____ DAY OF 2007.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND RECORDED IN DEED BOOK 504, PAGE 77, IN THE OFFICE OF THE REGISTER OF MADISON COUNTY, TENNESSEE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE OR TO PRIVATE USE AS NOTED.

_____ DATE

_____ CLARK SHAW

ACKNOWLEDGMENT OF OWNER'S SIGNATURE

STATE OF TENNESSEE:
COUNTY OF MADISON:

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, GARY A. TAYLOR, WITHIN NAMED BARGAINORS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING AND ATTACHED INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. WITNESS MY HAND AND NOTARY SEAL OF OFFICE IN MADISON COUNTY, TENNESSEE, THIS _____ DAY OF 2007.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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 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.

_____ DATE

_____ CARL E. MATLOCK
REGISTERED LAND SURVEYOR NO. 969

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE JACKSON, TENNESSEE PLANNING REGION WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ DATE

_____ AUTHORIZED REPRESENTATIVE OF THE JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE

I HEREBY CERTIFY THAT A CONSTRUCTION BOND IN THE AMOUNT OF _____ HAS BEEN POSTED TO INSURE COMPLETION AND QUALITY OF ALL REQUIRED IMPROVEMENTS. FOLLOWING SATISFACTORY COMPLETION OF ALL CONSTRUCTION ITEMS, THE STREET AND 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.

_____ DATE

_____ AUTHORIZED REPRESENTATIVE OF THE JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION

_____ DATE

_____ CITY ENGINEER OR AUTHORIZED COUNTY CONSULTING ENGINEER

Note:
1. There is no direct driveway access to Interstate 40 from either Lot 1 or Lot 2.
2. Maintenance of detention area and sign easement will be provided as recorded in Trust Deed Book _____, Page _____.
3. Maintenance of the ingress/egress and ingress only easements will be provided as recorded in Trust Deed Book _____, Page _____.

LEGEND & SYMBOLS

- 9999 – ADDRESS NUMBER
- O – MONUMENT FOUND AS NOTED
- ◉ – 1/2 INCH IRON ROD WITH ALUMINUM IDENTIFICATION CAP STAMPED "PLS INC JACKSON TN" RECOVERED
- • – ANGLE POINT (NO MONUMENT SET)
- PROPERTY LINE
- STREET CENTER LINE
- STREET RIGHT-OF-WAY
- BUILDING SETBACK
- UTILITY EASEMENT

THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP OF THE CITY OF JACKSON, MAP NUMBER 47113C0166 D, EFFECTIVE DATE JANUARY 21, 1998.

INTERSTATE HIGHWAY NO. 40
(RIGHT-OF-WAY VARIES)

ACCESS CONTROL CHAIN LINK FENCE

MAG NAIL FOUND IN CONC. SLAB

N86°40'54"E 252.26'
181.34'
70.93'

N69°59'46"E
201.83'

TRANSMISSION LINE ESM'T
DEED BOOK 578, PAGE 311
DEED BOOK 578, PAGE 9
(WIDTH VARIES)

N 496012.02
E 1119573.35

91,050 sq. ft.
or
2.09 acres

I-40 ASSOCIATES
DEED BOOK 342, PAGE 296
TAX MAP 55, PARCEL 65.07

LOT 2
82,835 sq. ft.
or
1.90 acres
77

LOT 1
76,888 sq. ft.
or
1.77 acres
61

ISACC BURTON TIGRETT, II TRUST
DEED BOOK 678, PAGE 526
TAX MAP 55, PARcel 35.00

N04°01'54"E
270.05'

N03°36'51"E
302.09'

S03°37'14"W
416.62'

28' COMMERCIAL TRAVEL EASEMENT
AND JEA UTILITY EASEMENT

CHORD
N41°22'57"W
53.03'
RADIUS-37.50'
ARC-58.90'

CHORD
N40°52'14"W
53.50'
RADIUS-37.50'
ARC-59.57'

56' X 75'
DETENTION
EASEMENT

10' DRAINAGE
EASEMENT

14'

1/2" IRON
ROD FOUND

N 495742.64
E 1119554.37

257.31'
N86°08'04"W
384.75'

1/2" IRON
ROD FOUND

20' JEA SEWER LINE
EASEMENT

10'

10' WATER LINE
EASEMENT

5'

1/2" IRON
ROD FOUND

GRID NORTH
TENNESSEE COORDINATE
SYSTEM OF 1983

28' COMMERCIAL TRAVEL EASEMENT

BILLY WAYNE MILLER AND WIFE,
JANICE MAUREEN MILLER
DEED BOOK 491, PAGE 94
TAX MAP 55, PARCEL 65.08

193.18'
N04°15'44"E

S05°18'44"W
158.48'

BROOKS SHAW & SON,
OLD COUNTRY STORE, INC.
DEED BOOK 542, PAGE 484
TAX MAP 55, PARcel 67.08

50' FRONT SETBACK LINE

10' X 11' SIGN EASEMENT

IRON ROD
W/ CAP FOUND

N87°44'19"W
50.02'

CASEY JONES LANE EXTENDED
PROPOSED 50-FOOT RIGHT-OF-WAY
NO FORMAL DEDICATION EXISTS

50.00'
N02°15'21"E

N87°44'19"W
50.02'

S02°15'41"W
50.00'

CASEY JONES LANE
(50-FOOT RIGHT-OF-WAY)
ASPHALT ROADWAY

N87°44'19"W
50.02'

R/W DEDICATION
2,501 Sq. ft.
0.06 Acres

TERMINUS OF PREVIOUS
ROAD DEDICATION FOR
CASEY JONES LANE

CANNONBALL LANE
PROPOSED 50-FOOT RIGHT-OF-WAY
NO FORMAL DEDICATION EXISTS

BROOKS SHAW & SON,
OLD COUNTRY STORE, INC.
DEED BOOK 504, PAGE 77
TAX MAP 55J, GRP. C, PAR. 16

WASTEWATER FEE REQUIRED = $2,202.00

CERTIFICATE OF APPROVAL OF WASTEWATER COLLECTION SYSTEM

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE JACKSON ENERGY AUTHORITY.

_____ DATE

_____ JACKSON ENERGY AUTHORITY

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE JACKSON ENERGY AUTHORITY.

_____ DATE

_____ JACKSON ENERGY AUTHORITY

CERTIFICATE OF STREET NAME AND NUMBERING

I HEREBY CERTIFY THAT THE STREET NAMES AND NUMBERS HAVE BEEN APPROVED BY THE E911 DISTRICT.

_____ DATE

_____ E911 DISTRICT REPRESENTATIVE

Street Name	Length	Paving Width	Sq. Ft. Paving	R/W Width	Curb Length	Sidewalk Length
Casey Jones Lane	50.02'	28.00'	1400	50'	100'	20

FINAL PLAT
OF
CASEY COMMONS SECTION 1
CITY OF JACKSON, MADISON COUNTY, TENNESSEE

Professional Land Services
LAND SURVEYING - MAPPING - PLANNING
118 Miller Avenue
Jackson, Tennessee 38305
(731) 668-7171 Fax (731) 668-0775

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE: 07/24/2007 | JOB NUMBER: 07041