

LEGEND

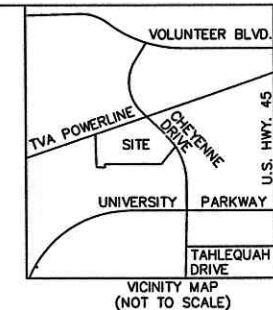
- 263 --- STREET ADDRESS
- --- LOT NUMBER
- ⊙ --- SEWER MANHOLE
- ⊕ --- CENTER LINE
- ⊙ --- 1/2" IRON ROD FOUND
- BSL --- BUILDING SETBACK LINE
- ⊙ --- 1/2" IRON ROD W/METAL CAP SET

GRAPHIC SCALE



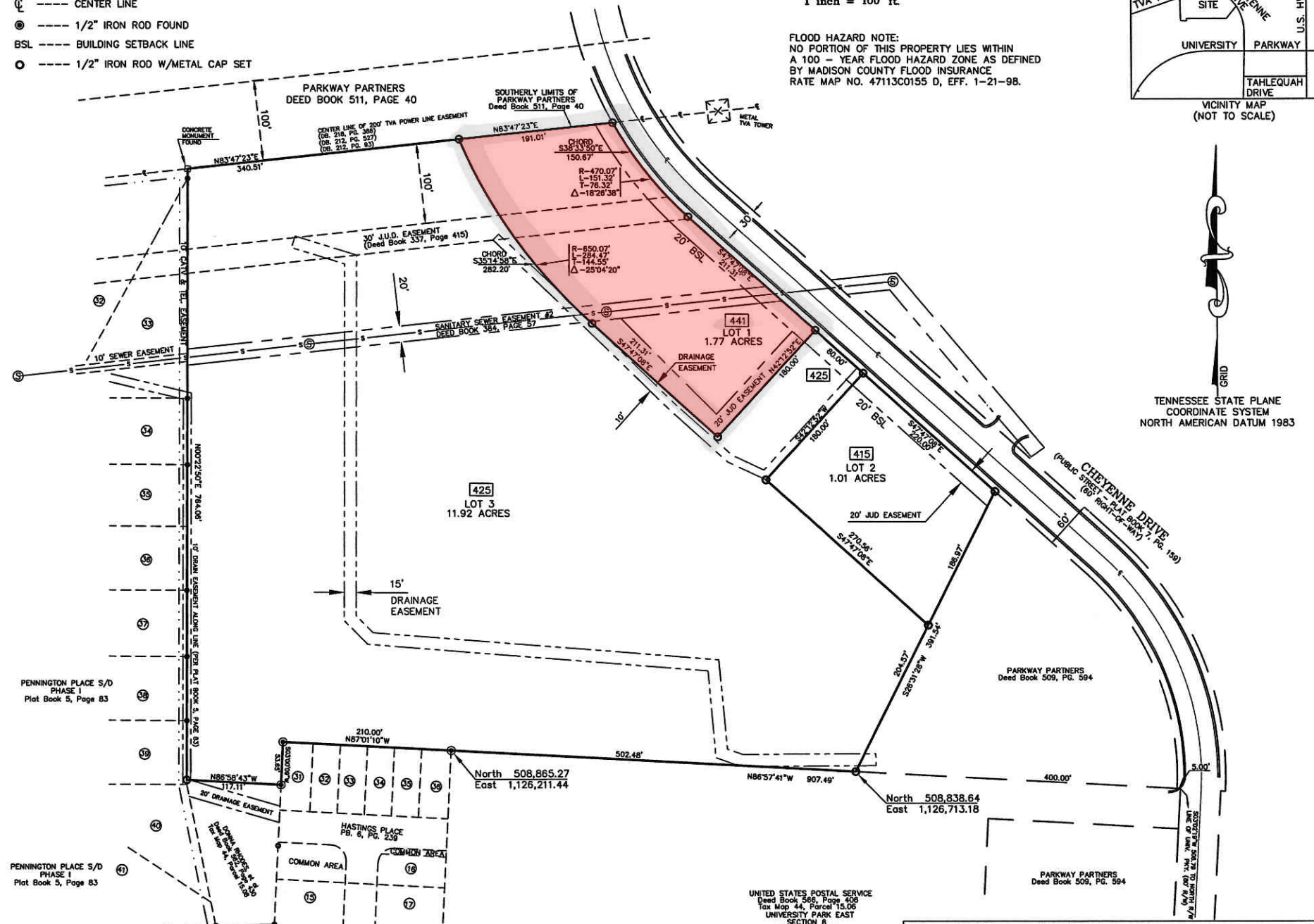
(IN FEET)
1 inch = 100 ft.

FLOOD HAZARD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN
A 100 - YEAR FLOOD HAZARD ZONE AS DEFINED
BY MADISON COUNTY FLOOD INSURANCE
RATE MAP NO. 47113C0155 D, EFF. 1-21-98.



PROPERTY DESCRIPTION - LOT 1
A parcel of land located in the City of Jackson, Madison County, Tennessee, being that parcel of land conveyed unto Gary A. Taylor by Warranty Deed of record in Deed Book 620, Page 144, being further known as Lot 1 of Camellia Trace of record in Plat Book 9, Page 151, all as recorded in the Register's Office of Madison County, Tennessee, and being more particularly described as follows:

Begin at a point on the west right-of-way line of Cheyenne Drive (60 foot right-of-way) at the northeast corner of Lot 1, Camellia Trace (Plat Book 9, Page 151); thence, with said west right-of-way line along the arc of a curve turning to the left having an arc length of 151.32 feet, a radius of 470.07 feet, and a chord bearing and length of South 38 degrees 33 minutes 50 seconds East, 150.67 feet, to a point of tangency; thence, South 47 degrees 47 minutes 08 seconds East, 211.31 feet, to a point at the southeast corner of said Lot 1; thence, leaving said right-of-way line with the south line of Lot 1 and a north line of Lot 3 of said Camellia Trace, South 42 degrees 12 minutes 52 seconds West, 180.00 feet, to a point at the southwest corner of Lot 1; thence, with the west line of Lot 1 and the east line of Lot 3, North 47 degrees 47 minutes 08 seconds West, 211.31 feet, to a point of curvature; thence, continuing with the west line of Lot 1 and the east line of Lot 3, along the arc of a curve turning to the right having a radius of 650.07 feet, an arc length of 284.47 feet, and a chord bearing and length of North 35 degrees 14 minutes 58 seconds West, 282.20 feet, to a point at the northwest corner of Lot 1 and the northeast corner of Lot 3; thence, with the north line of Lot 1, North 83 degrees 47 minutes 23 seconds East, 191.01 feet, to the point of beginning and containing 77,297 square feet or 1.77 acres of land.



TENNESSEE STATE PLANE
COORDINATE SYSTEM
NORTH AMERICAN DATUM 1983

ALL LOT CORNERS HAVE 1/2" IRON
ROD WITH I.D. CAP SET.
20' JUD EASEMENT ALONG
ALL STREET FRONTAGE.

PROPERTY IS ZONED RG-3
TAX MAP 44, PARCEL 15.06

THE DRAINAGE EASEMENTS SHOWN HEREON ARE THE SAME
EASEMENTS AS SHOWN ON THAT APPROVED SITE PLAN FOR
CAMELLIA TRACE.

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.

DATE _____ C. E. MATLOCK, RLS 969

**FINAL PLAT
OF
CAMELLIA TRACE
CITY OF JACKSON
MADISON COUNTY, TENNESSEE**

MAY 21, 2001 JOB NUMBER: 01099



Professional Land Services
LAND SURVEYING - FORESTRY - MAPPING
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