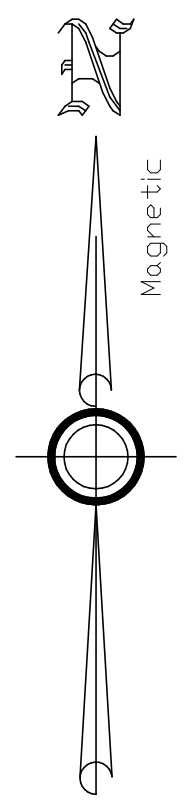
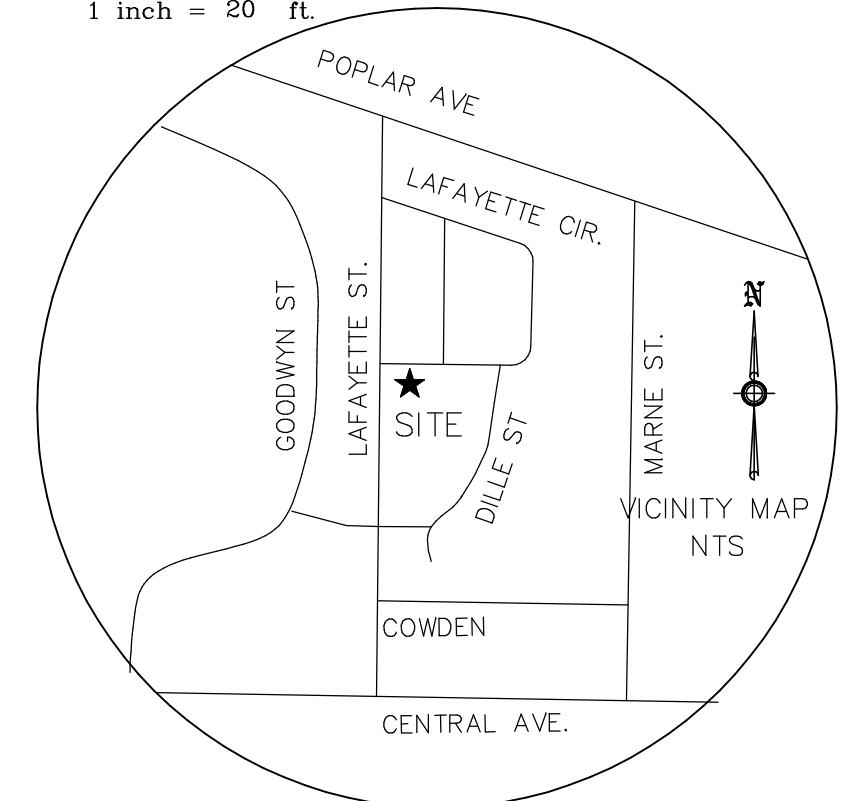


GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



City Benchmark at southwest corner of Central Avenue and Alexanfer Street. Located at back of sidewalk at P.I. a 4"x4" concrete post wit brass nipple. Elev. = 282.47.

This property does not lie within a special flood hazard area per FEMA Map Panel 47157 C 0430 F Dated 09/28/2007

Surveyor's Certificate:

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted traverse is 1:15,000 or greater, that this plat is in conformance with the survey prepared by me or under my direct supervision and conforms with applicable State Laws and Local Zoning Ordinances, Subdivision Regulations, and the specific conditions imposed on this development relating to the practice of surveying.

Campbell Surveying Company

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Charles F. Campbell  
Tennessee R.L.S. #1827

Office of Planning and Development Certificate:

This final plat conforms with the preliminary plan for this 2 lot "minor subdivision" acted on by the Memphis and Shelby County United Development Code Technical Review Committee on October 22, 2014.

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Director of Planning and Development

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
City Engineer

FINAL PLAT

<b>WEBB'S PLACE MINOR SUBDIVISION</b>		
PART OF LOTS 1 AND 2, COCKRELL SUBDIVISION IN LOT 5, JAMES C. JONES SUBDIVISION UNRECORDED INSTRUMENT X3 4239 MEMPHIS, SHELBY COUNTY TENNESSEE		
ZONING DISTRICT: R6	CASE #	
DATE: SEPTEMBER 5, 2017	SCALE	1' = 20'
2 LOTS	0.33 ACRES	TAX ID 045092 00024
100 YEAR FLOOD ELEVATION= 252	FEMA MAP PANEL 47157 C 0430 F	PANEL DATE 09/28/2007
DEVELOPER: GRIFFIN ELKINGTON 138 LAFAYETTE STREET, MEMPHIS, TENNESSEE 901-268-3833		
Campbell Surveying Company 1023 South Yates Road Memphis, TN 38119		
		Suite 101 (901) 683-9114



L.U.C.B. Conditions  
Minor Subdivision subject to the following conditions:

Owner's Certificate:

We, Biffco GP the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owner of said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes which have become due and payable.

Biffco GP  
By: Griffin Elkington, Managing Partner

Date: \_\_\_\_\_

Before me, the undersigned, a notary public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared Griffin Elkington with whom I am personally acquainted, and who upon his oath acknowledged himself to be Managing Partner of Biffco GP the owner of the property, the within named bargainer, and that she executed the foregoing instrument for the purpose therein contained.

Notary Public

My commission expires: \_\_\_\_\_