

**CERTIFICATION OF COMMON AREAS DEDICATION**  
 In recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Silver Springs Subdivision, for recreation and related activities. The above-described areas are not dedicated for use by general public, but are dedicated to the common use of the homeowners within the named subdivision.  
 Declaration of Covenants and Restrictions, applicable to the above named subdivision, is hereby incorporated and made a part of this plat.  
 Date: 2/4/16  
 Owner: [Signature]

**CERTIFICATION OF APPROVAL OF WATER UTILITY SYSTEMS**  
 I hereby certify that the Water Utility Systems outlined or indicated hereon have been installed in accordance with current local and/or state government requirements or that a surety as indicated below has been posted with the West Wilson Utility District, to assure completion of all required Water Utility System improvements in case of default.  
 Date: 2/3/16  
 Authorized Signature, Title: [Signature]  
 West Wilson Utility District  
 LOC Amount: \$1,842.00

**CERTIFICATE OF APPROVAL OF SANITARY SEWER UTILITY SYSTEMS**  
 I hereby certify that the Sanitary Sewer Utility Systems outlined or indicated hereon have been installed in accordance with current local and/or state government requirements or that a surety as indicated below has been posted with the City of Mt. Juliet, Tennessee, to assure completion of all required Sanitary Sewer Utility System improvements in case of default.  
 Date: 2/9/16  
 [Signature]  
 Public Works Director  
 City of Mt. Juliet  
 LOC Amount: \$142,254.75

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Mt. Juliet, Tennessee, except for variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.  
 Date: 2-10-16  
 [Signature]  
 Secretary, Planning Commission  
 VOID IF NOT RECORDED BY:  
 Date: 2-10-17

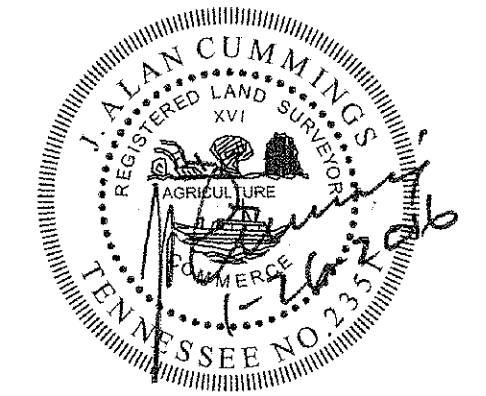
**CERTIFICATION OF PROPERTY NUMBERS AND STREET NAMES**  
 I hereby certify that the property numbers assigned herein conform to Wilson County Emergency Communications District (E-911) policies and the street name(s) conform to the Inter-local Agreement for non-duplication.  
 Date: 2/4/16  
 Wilson County Emergency Communications District (E-911)

**CERTIFICATE OF APPROVAL: PUBLIC WORKS**  
 I hereby certify: (1) that the subdivision of property as shown on this final subdivision plat complies with the City of Mt. Juliet requirement for each lot to have public road frontage, and (2) the subdivision of property as shown on the final subdivision plat complies with the City of Mt. Juliet requirement for each lot to have on-site sanitary sewer availability.  
 Date: 2/9/16  
 [Signature]  
 Director of Public Works

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING**  
 I hereby certify that all designated public ways shown on this Final Subdivision Plat have been installed in a acceptable manner and according to the specifications of the City of Mt. Juliet Subdivision Regulations; and that a surety has been posted with the City of Mt. Juliet to guarantee completion of all required improvements in case of default.  
 Date: 2/9/16  
 [Signature]  
 Director of Public Works  
 LOC Amount: \$163,839.33

**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 that I (we) do hereby consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted along with necessary easements for the construction of the City and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.  
 Owner Name (printed): [Signature]  
 Owner Signature: [Signature]  
 Date: 2-4-16  
 (Title if acting for partnership or corporation)

**CERTIFICATE OF ACCURACY**  
 I hereby certify that the plan shown on described hereon is a true and correct survey that satisfies the requirements of the City of Mt. Juliet, Tennessee, Municipal-Regional Commission and the State Board of Examiners for Land Surveyors, and that the monuments have placed as shown hereon to the Board's specifications



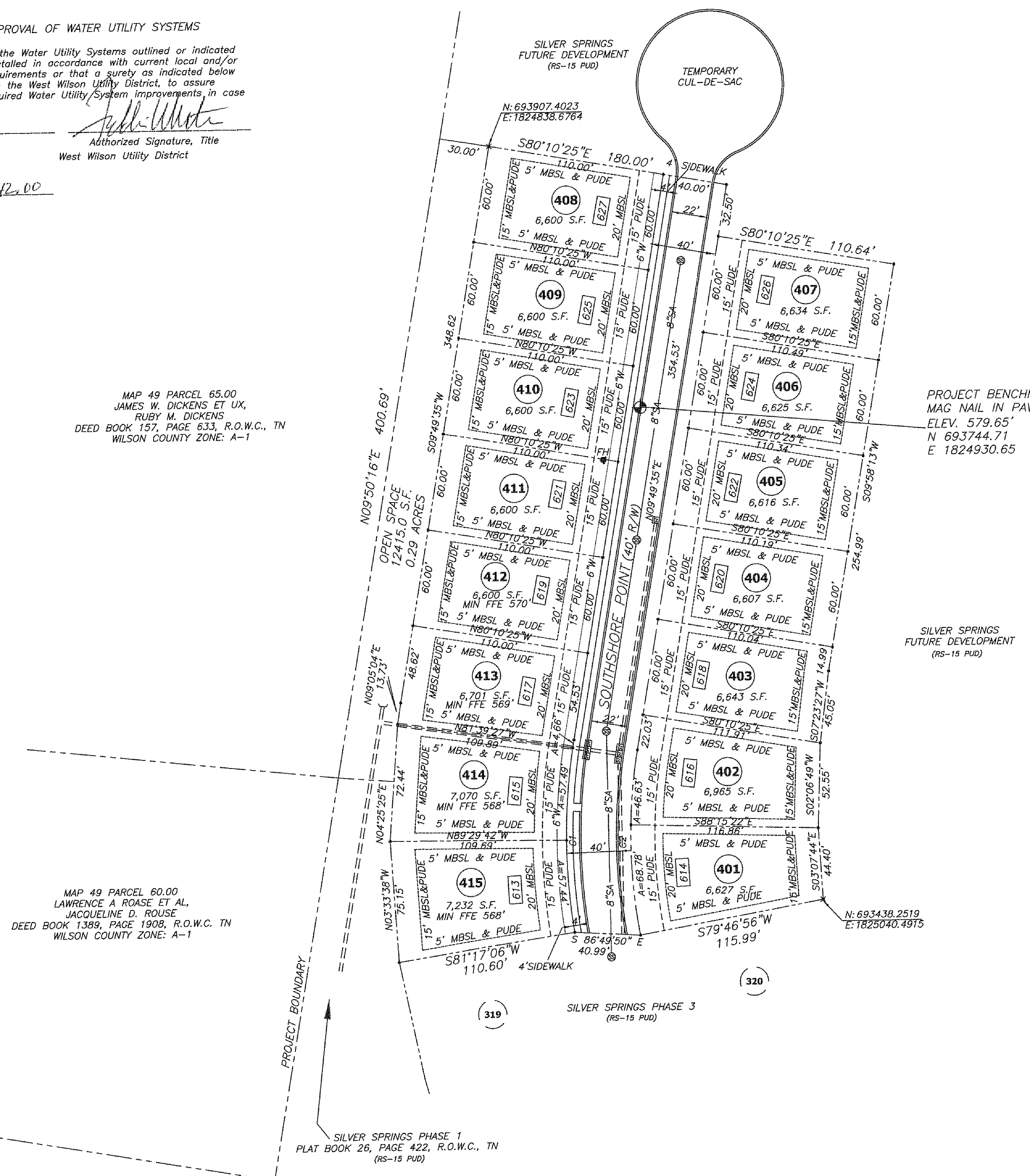
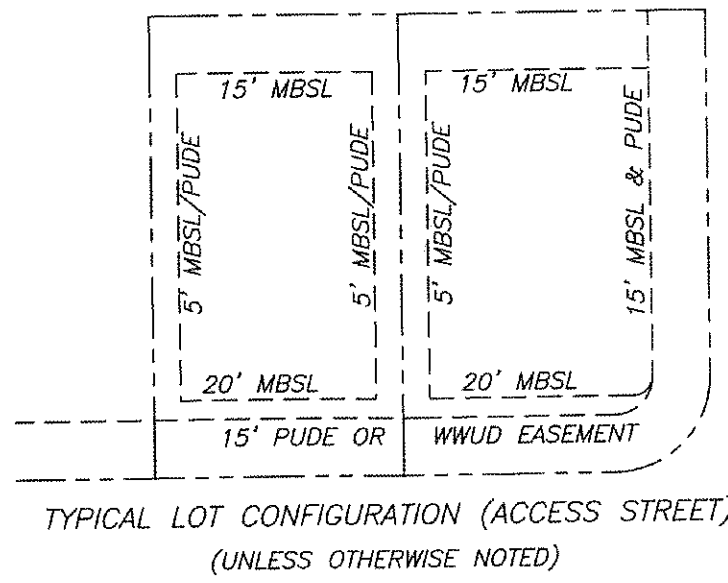
**UTILITY NOTE**  
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE. IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-368-1987 OR 1-800-351-1111.

- GENERAL NOTES:**
- THE PURPOSE OF THIS RECORDING IS TO REVISE THE SIDE MINIMUM BUILDING SET BACK LINES (MBSL) FROM 7- FEET TO 5- FEET.
  - THIS RECORDING VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF THIS FINAL PLAT OF RECORD IN PLAT BOOK 28, PAGE 542 R.O.W.C.
  - ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT THAT ARE OUTSIDE THE DEDICATED RIGHT-OF-WAY NOT THE RESPONSIBILITY OF THE CITY OF MT. JULIET.
  - PROPERTY IS ZONED RS-15 WITH RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY.
  - TITLE DOCUMENTS WERE NOT FURNISHED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE.
  - STREETS SHALL BE BUILT TO THE CITY OF MT. JULIET ROAD SPECIFICATIONS.
  - ALL SEWER AND WATER EASEMENTS ARE TEN (10) FEET ON EITHER SIDE OF THE SEWER AND WATER LINES.
  - WEST WILSON UTILITY DISTRICT SHALL HAVE AN EXCLUSIVE WATER LINE EASEMENT, 10 FEET EACH SIDE OF ITS WATER LINES.
  - INDIVIDUAL SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
  - THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS PER DHS-FEMA COMMUNITY PANEL NO. 47189C0151D DATED FEBRUARY 20, 2008.
  - SIDE AND REAR SETBACKS ARE SHOWN ON DETAILS HEREON.
  - CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND REMAIN A MINIMUM OF 10 FEET AWAY WITH HOUSE CONSTRUCTION.
  - STORMWATER DETENTION MAINTENANCE AGREEMENT IS RECORDED IN BOOK 1143, PAGE 2167.
  - THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.
  - ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT.
  - RESTRICTIVE COVENANTS ORIGINALLY RECORDED IN BOOK 1263, PAGE 1532; FIRST AMENDMENT BOOK 1618, PAGE 94; SECOND AMENDMENT BOOK 1663, PAGE 2274, R.O.W.C., TN.
  - OPEN SPACE TO BE OWNED BY THE HOME OWNERS ASSOCIATION AND TRANSFERRED BY DEED.
  - THIS PLAT COMPLIES WITH THE APPROVED PMDP, APPROVED ON NOVEMBER 15, 2012.

- CITY OF MT. JULIET NOTES**
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE STRUCTURES; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
  - FIRE HYDRANTS SHOWN HEREON ARE EXISTING.

**WEST WILSON UTILITY DISTRICT NOTE**  
 THERE IS A 20 FOOT WIDE WWUE EASEMENT CENTERED ON THE WATER LINES SHOWN HEREON THAT EXTENDS 10 FEET TO EACH SIDE OF THE LINES.

Property ownership boundary	---
Lot line	---
Building set-back line	---
Easement	---
Sanitary sewer line	SA
Storm sewer line	ST
Water line	W
New Iron Rod	—•—
MBSL	MINIMUM SET BACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
H.R.	MANICAP RAMP
Lot number	○
Firehydrant	● FH
MANHOLE	⊕
STREAM BUFFER AREA	---
ADDRESS	XXX
EDGE OF WATER	---

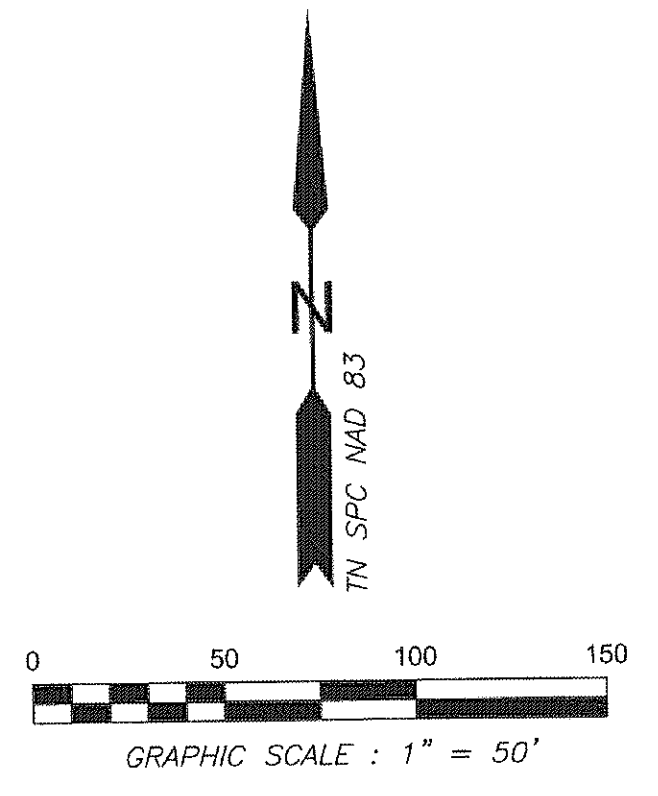


CURVE ID	TA	ANGLE	RADIUS	ARC	CH BEARING	CH LENGTH
C1	18.72950	119.5915	0.033141	W 119.07		
C2	20.0417	329.44115	0.107058	E 114.82		

**SITE DATA TABLE:**

TOTAL LOTS: (15)	100,724 SQ.FT.±	OR	2.31 ACRES±
RIGHT-OF-WAY:	18,890 SQ.FT.±	OR	0.43 ACRES±
OPEN SPACE:	12,415 SQ.FT.±	OR	0.28 ACRES±
TOTAL AREA:	132,029 SQ.FT.±	OR	3.02 ACRES±

Minimum Lot Size	Maximum Lot Size	Average of Lot Sizes
6,800.0 SQ. FT. / 0.15 AC.	7,232.0 SQ. FT. / 0.17 AC.	6,714.9 SQ. FT. / 0.15 AC.



**OWNER/DEVELOPER**  
 UNIVERSAL BUILDERS LLC  
 9641 LEBANON ROAD  
 MT. JULIET, TN 37122  
 CONTACT: BUTCH EARHEART  
 (615) 758-6700

**ENGINEER**  
 CIVIL SITE DESIGN GROUP, PLLC  
 630 SOUTHGATE AVE.  
 SUITE A  
 NASHVILLE, TN 37203  
 615-248-9999

**SURVEYOR**  
 GRANFORD & CUMMINGS, PC  
 1929 21ST AVE. SOUTH  
 NASHVILLE, TN 37212  
 (615) 292-2661

**DEED REFERENCE**  
 UNIVERSAL BUILDERS LLC  
 DEED BOOK 1068, PAGE 21, R.O.W.C.

**PROPERTY MAP REFERENCE**  
 SUBJECT SITE MAY BE IDENTIFIED AS WILSON COUNTY  
 PARCEL ID: 054 042.01

**FINAL PLAT REVISION**  
**SILVER SPRINGS**  
**PHASE 4**  
 MAP 054 PARCEL 042.01  
 FIRST CIVIL DISTRICT  
 MT. JULIET, WILSON COUNTY  
 TENNESSEE

DATE: 06/18/14 JOB #12-057  
 REV. DATE: 6/30/14  
 REV. DATE: 7/2/15  
 REV. DATE: 10/26/15  
 REV. DATE: 11/18/15  
 REV. DATE: 1/14/16  
 REV. DATE: 1/15/16 (SETBACKS)  
 REV. DATE: 1/26/16 (NOTES)

PK/PG: P28/682-682  
 16573074

TRASSAL PLAT	VALUE
MSTY BATCH: 304306	0.00
02/10/2016 - 11:06 AM	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE WILSON COUNTY  
 JOHN B. SPICKARD  
 REGISTER OF DEEDS