

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: 2/10/16 Jessica Pau
Public Works Director
City of Mt. Juliet

LOC Amount: \$142,254.75

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 an 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: 2/10/16 Jessica Pau
Director of Public Works

LOC Amount: \$163,839.33

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 Bridget Elliott
Secretary, Planning Commission

VOID IF NOT RECORDED BY:
2-10-17

CERTIFICATE 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 Jill White
Authorized Signature, Title
West Wilson Utility District

LOC Amount: 127,552.00

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: 2/4/2016

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 this final subdivision plat complies with the City of Mt. Juliet requirement for each lot to have an on-site sanitary sewer availability.

Date: 2/10/16 Jessica Pau
Director of Public Works

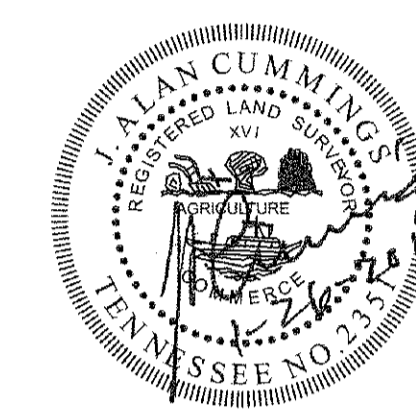
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) 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 and private use as noted along with necessary easements for the construction of cut 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): Wilson County Owner Signature: [Signature]
Date: 2-10-16 (Title if acting for partnership or corporation)

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown on described herein 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 been placed as shown hereon to the Board's specifications.



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

CRAWFORD & 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 3
MAP 054 PARCEL 042.01
FIRST CIVIL DISTRICT
MT. JULIET, WILSON COUNTY
TENNESSEE

DATE: 6-18-2014 JOB #12-057
REV. DATE: 7/2/14
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)

UTILITY NOTE
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APURTANCES 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 1-615-366-1987 OR 1-800-351-1111.

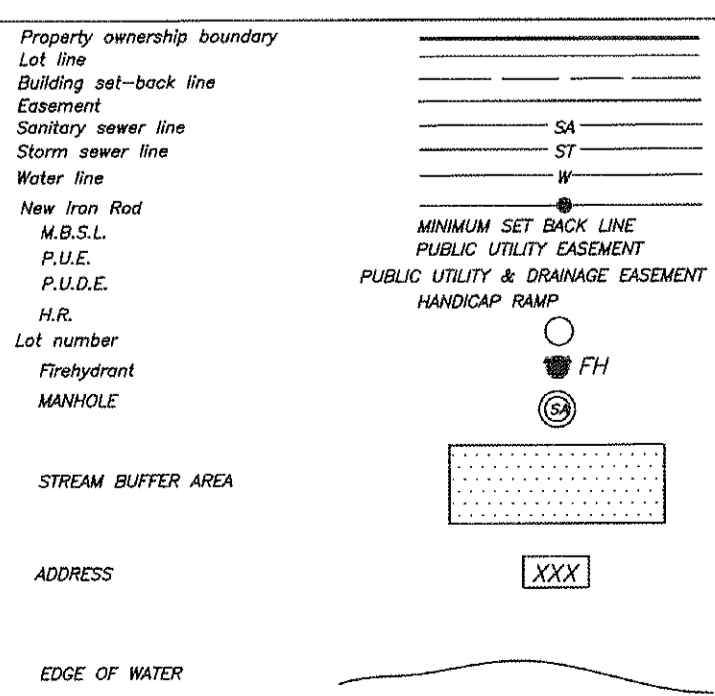
- GENERAL NOTES:**
1. THE PURPOSE OF THIS RECORDING IS TO REVISE THE SIDE MINIMUM BUILDING SETBACK LINES (MBSL) FROM 7- FEET TO 5- FEET.
 2. THIS RECORDING VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF THIS FINAL PLAT OF RECORD IN PLAT BOOK 28, PAGE 543 ROW.
 3. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT THAT ARE OUTSIDE THE DEDICATED RIGHT-OF-WAY NOT THE RESPONSIBILITY OF THE CITY OF MT. JULIET.
 4. PROPERTY IS ZONED RS-15 WITH RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY.
 5. TITLE DOCUMENTS WERE NOT FURNISHED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE.
 6. STREETS SHALL BE BUILT TO THE CITY OF MT. JULIET ROAD SPECIFICATIONS.
 7. ALL SEWER AND WATER EASEMENTS ARE TEN (10) FEET ON EITHER SIDE OF THE SEWER AND WATER LINES.
 8. WEST WILSON UTILITY DISTRICT SHALL HAVE AN EXCLUSIVE WATER LINE EASEMENT, 10 FEET EACH SIDE OF ITS WATER LINES.
 9. INDIVIDUAL SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
 10. THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS PER DHS-FEMA COMMUNITY PANEL NO. 47189C01510 DATED FEBRUARY 20, 2008.
 11. SIDE AND REAR SETBACKS ARE SHOWN ON DETAILS HEREON.
 12. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND REMAIN A MINIMUM OF 10 FEET AWAY WITH HOUSE CONSTRUCTION.
 13. STORMWATER DETENTION MAINTENANCE AGREEMENT IS RECORDED IN BOOK 1143, PAGE 2167.
 14. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.
 15. NO OPEN SPACE ON THIS PLAT.
 16. RESTRICTIVE COVENANTS ORIGINALLY RECORDED IN BOOK 1263, PAGE 1532, FIRST AMENDMENT BOOK 1616, PAGE 94, SECOND AMENDMENT BOOK 1663, PAGE 2274, R.O.W.C., TN.
 17. THIS PLAT COMPLIES WITH THE APPROVED PMDP, APPROVED ON NOVEMBER 15, 2012.
 18. THE MAINTENANCE OF STORM DRAINAGE OUTSIDE OF THE ROW IS NOT THE RESPONSIBILITY OF THE CITY OF MT. JULIET.
 19. ALL GARAGE DOORS SHALL BE LOCATED DIRECTLY FACING THE STREET. THESE LOTS SHALL HAVE ADEQUATE DRIVEWAY TURNAROUND TO PREVENT CARS BACKING INTO THE STREET.
 20. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF PLAT BOOK

CITY OF MT. JULIET NOTES

1. 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 CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
2. FIRE HYDRANTS SHOWN HEREON ARE EXISTING.

WEST WILSON UTILITY DISTRICT NOTE

THERE IS A 20 FOOT WIDE WWUD EASEMENT CENTERED ON THE WATER LINES SHOWN HEREON THAT EXTENDS 10 FEET TO EACH SIDE OF THE LINES.



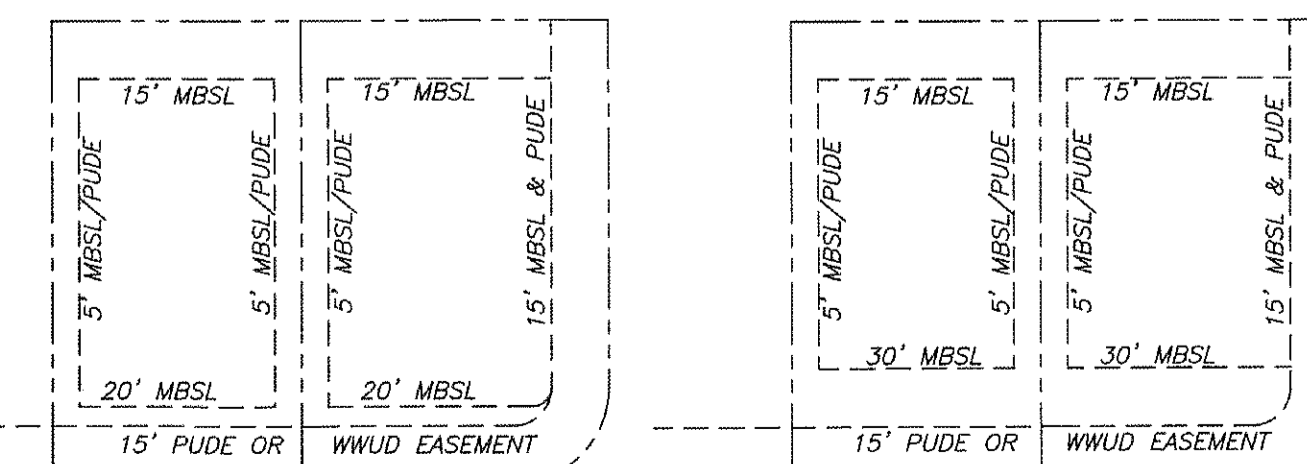
SITE DATA TABLE:

TOTAL LOTS: (26)	183,256 SQ.FT.± OR 4.22 ACRES±
RIGHT-OF-WAY:	48,252 SQ.FT.± OR 1.11 ACRES±
OPEN SPACE:	0.0 SQ.FT.± OR 0.00 ACRES±
TOTAL AREA:	231,107 SQ.FT.± OR 5.31 ACRES±

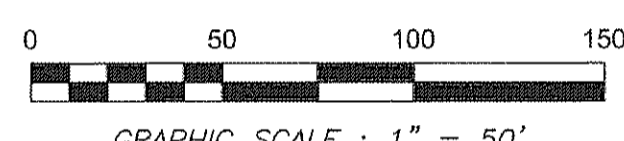
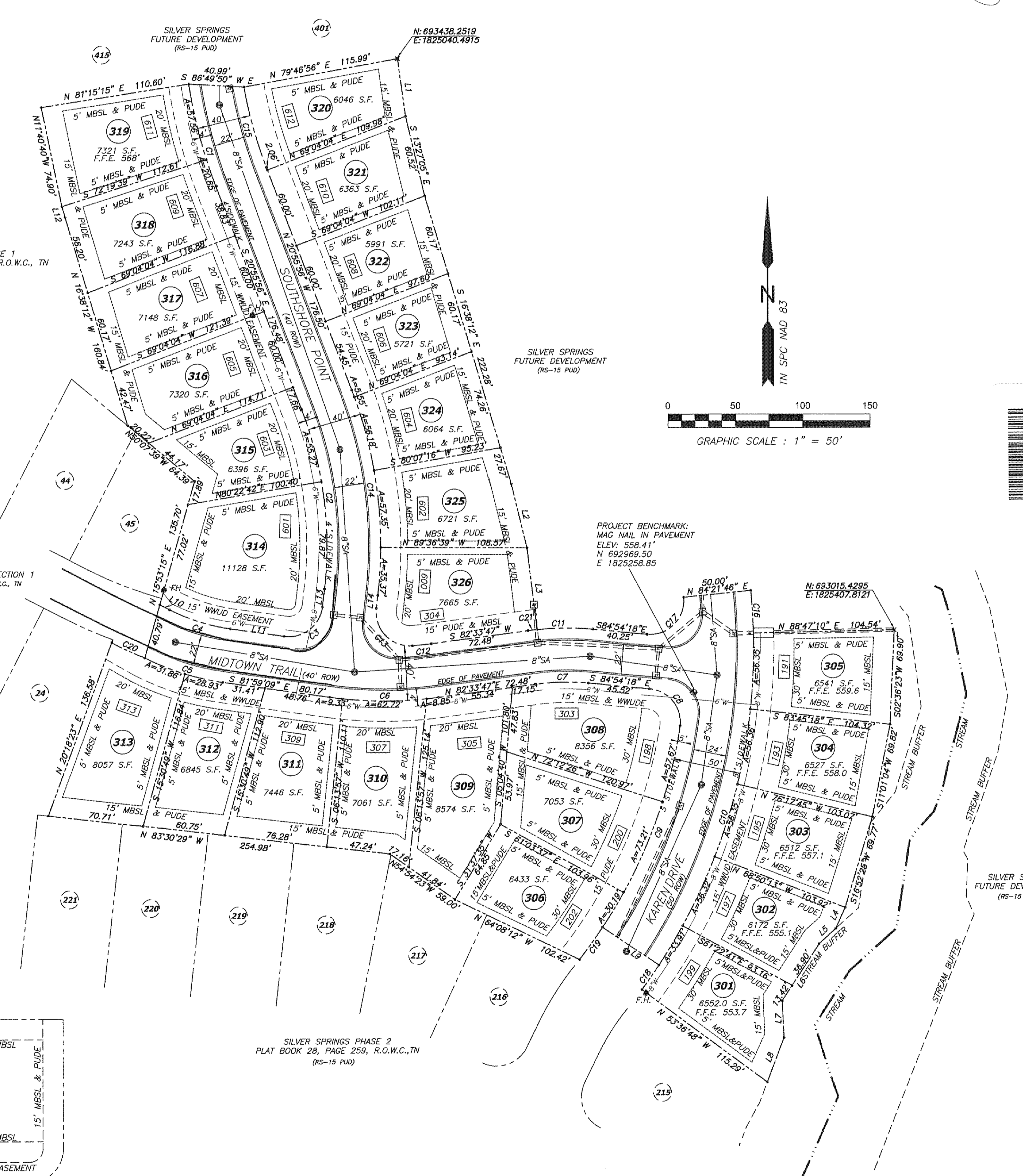
Minimum Lot Size	Maximum Lot Size	Average of Lot Sizes
5,720.8 SQ. FT. / 0.13 AC.	11,127.9 SQ. FT. / 0.26 AC.	7,032.9 SQ. FT. / 0.16 AC.

LINE BEARING	DISTANCE
L1 S 07°51'16" E	43.00
L2 S 13°38'50" E	43.03
L3 S 06°56'32" E	60.92
L4 S 24°26'05" W	17.14
L5 S 48°06'48" W	16.75
L6 S 33°15'05" E	50.39
L7 S 02°30'29" E	27.26
L8 S 20°46'31" W	35.15
L9 N 56°28'12" W	50.00
L10 N 82°50'51" W	8.05
L11 N 81°59'09" W	40.46
L12 N 16°10'59" W	8.39
L13 S 06°43'22" W	31.22
L14 N 06°43'22" E	31.22

CURVE DELTA ANGLE	RADIUS ARC	CH BEARING	CH LENGTH
C1 121°24'	368.43	78.24° S 14°51'07" E	78.59
C2 27°39'18"	280.00	135.15° S 07°06'17" E	133.84
C3 91°17'29"	25.00	39.83° S 92°22'07" W	35.75
C4 19°08'17"	142.00	47.43° W 72°25'00" W	42.21
C5 19°08'17"	182.00	60.79° S 72°25'00" E	60.51
C6 152°7'07"	300.00	80.91° N 89°42'39" W	180.66
C7 123°31'55"	180.00	39.37° S 89°49'45" E	39.29
C8 94°07'34"	25.00	41.07° N 37°50'31" W	36.61
C9 24°36'34"	375.00	161.07° S 21°15'37" W	159.83
C10 34°57'19"	425.00	259.29° S 16°05'09" W	255.29
C11 123°31'55"	220.00	48.12° W 86°49'45" E	48.02
C12 37°17'12"	260.00	14.16° N 84°07'23" E	14.16
C13 101°02'23"	25.00	44.09° S 43°47'49" E	38.59
C14 22°39'18"	320.00	154.46° S 07°06'17" E	152.96
C15 104°44'20"	329.46	61.75° S 15°35'14" E	61.68
C16 47°44'31"	425.00	31.49° N 03°30'53" W	31.48
C17 100°43'57"	25.00	43.95° N 44°43'44" E	38.51
C18 24°36'34"	425.00	22.22° S 35°03'41" W	22.22
C19 4°29'04"	375.00	29.35° S 35°48'28" W	29.34
C20 8°32'37"	182.00	27.14° N 64°57'41" W	27.11
C21 17°43'49"	220.00	16.64° S 83°25'41" W	16.64



TYPICAL LOT CONFIGURATION (ACCESS STREET) TYPICAL LOT CONFIGURATION (COLLECTOR STREET)
(UNLESS OTHERWISE NOTED)



GRAPHIC SCALE: 1" = 50'

PROJECT BENCHMARK:
MAG NAIL IN PAVEMENT
ELEV: 558.41'
N 692969.50
E 1825258.85

Z:\UTL\CONTR\CONTR\PROJECTS\SILVER SPRINGS\PHASE 3\FINAL.DWG