

SITE DATA TABLE	
EXISTING ZONING:	RS-15 PUD
MINIMUM LOT SIZE:	6,600 S.F. (AS ALLOWED) - PER PUD
TOTAL AREA:	12.39 ACRES±
PHASE 4, SECTION ONE	
LOTS:	5.93 ± Ac
ROW:	2.21 ± Ac
OPEN SPACE:	4.25 ± Ac

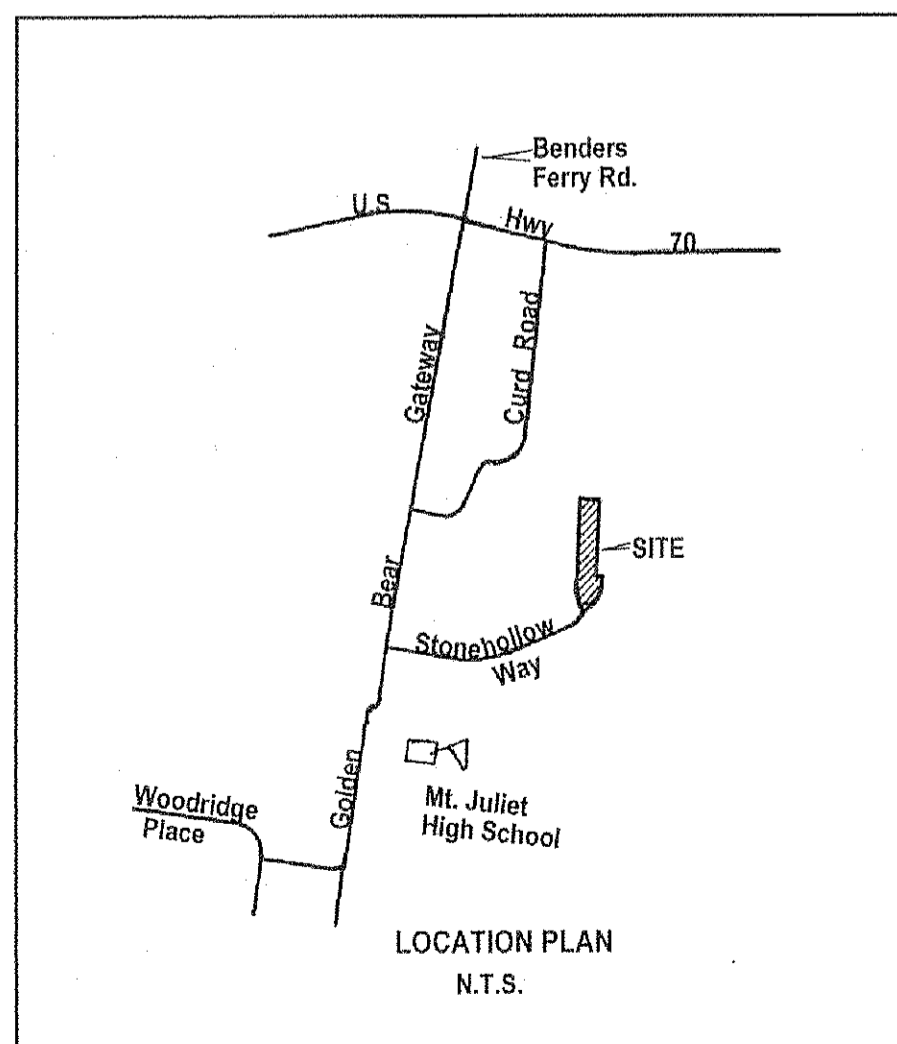
32 Single Family Residential Lots
 Property Map 054, Pt of Parcel 085.04
 Deed Book 1223, Page 1326, R.O.W.C.
 Zoning: R-15 With PUD Overlay

SHEET NO. 1 OF 3

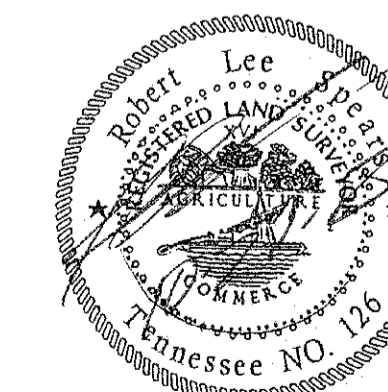
FINAL SUBDIVISION PLAT
STONEHOLLOW SUBDIVISION
PHASE FOUR (SECTION ONE)

1ST CIVIL DISTRICT, WILSON COUNTY, CITY OF MT. JULIET, TN

OWNER: TENN-TEX DEVELOPMENT, LLC
 C/O BUTCH EARHEART
 9641 LEBANON ROAD
 MT. JULIET, TN 37122
 615-758-6700



BK/PG: P28/538-538	
15569912	
PROSAL PLAT	
JILL BATCH 331114	
12/22/2015 - 03:26 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	45.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	47.00
STATE OF TENNESSEE, WILSON COUNTY	
JOHN B SPICKARD	
REGISTER OF DEEDS	



DATE: JULY 15, 2015

R. L. SPEARS & CO.
 LAND SURVEYING
 4075 N. MT. JULIET RD
 MT. JULIET, TN 37122
 615-758-0729
 rlspearsco@comcast.net

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 all 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) W. L. Spears
 Date 12/11/15 Owner (signature) _____
 (Title if acting for partnership or corporation)

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

Date 12/11/15 Robert L. Spears, TN Registered Surveyor

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 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 12/11/15 _____
 LOC Amount: 237,742.00 Authorized Signature/Title _____
 West Wilson Utility District

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 City of Mt. Juliet and state government requirements and 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 12/11/15 _____
 LOC Amount: 210,172.00 City of Mt. Juliet

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 12/11/15 _____
 LOC Amount: 4327,682.00 City of Mt. Juliet

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 on-site sanitary sewer availability.

Date 12/11/15 _____
 Director of Public Works
 City of Mt. Juliet

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 this (Name of Subdivision), for recreation and related activities. The above-described areas are not dedicated for use by the 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 12/11/15 _____
 Owner

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 12/11/15 _____
 Wilson County Emergency Communications District

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 County Registrar.

Date 12/11/15 _____
 Secretary, Planning Commission
 Void, unless recorded by:
 Date 12/11/15

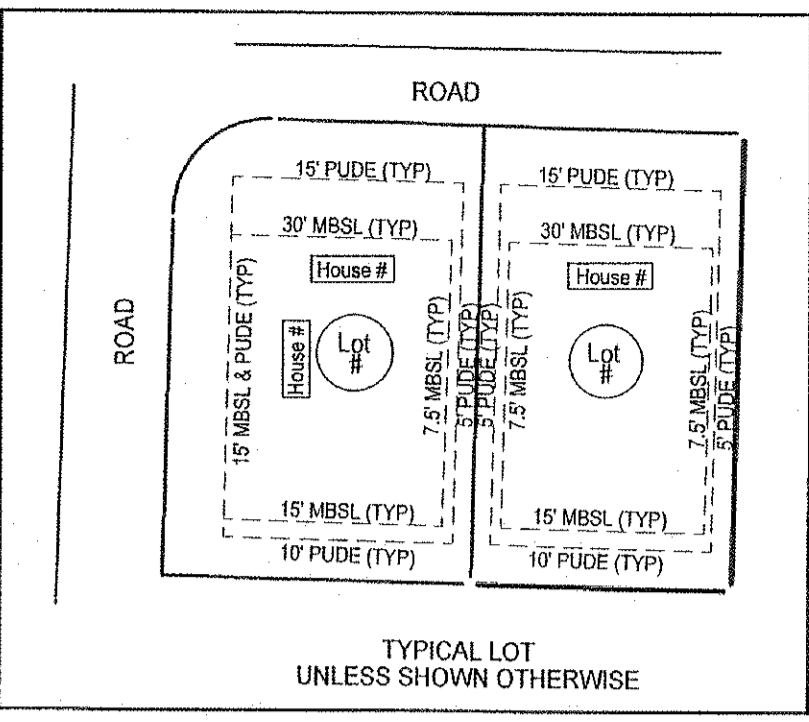
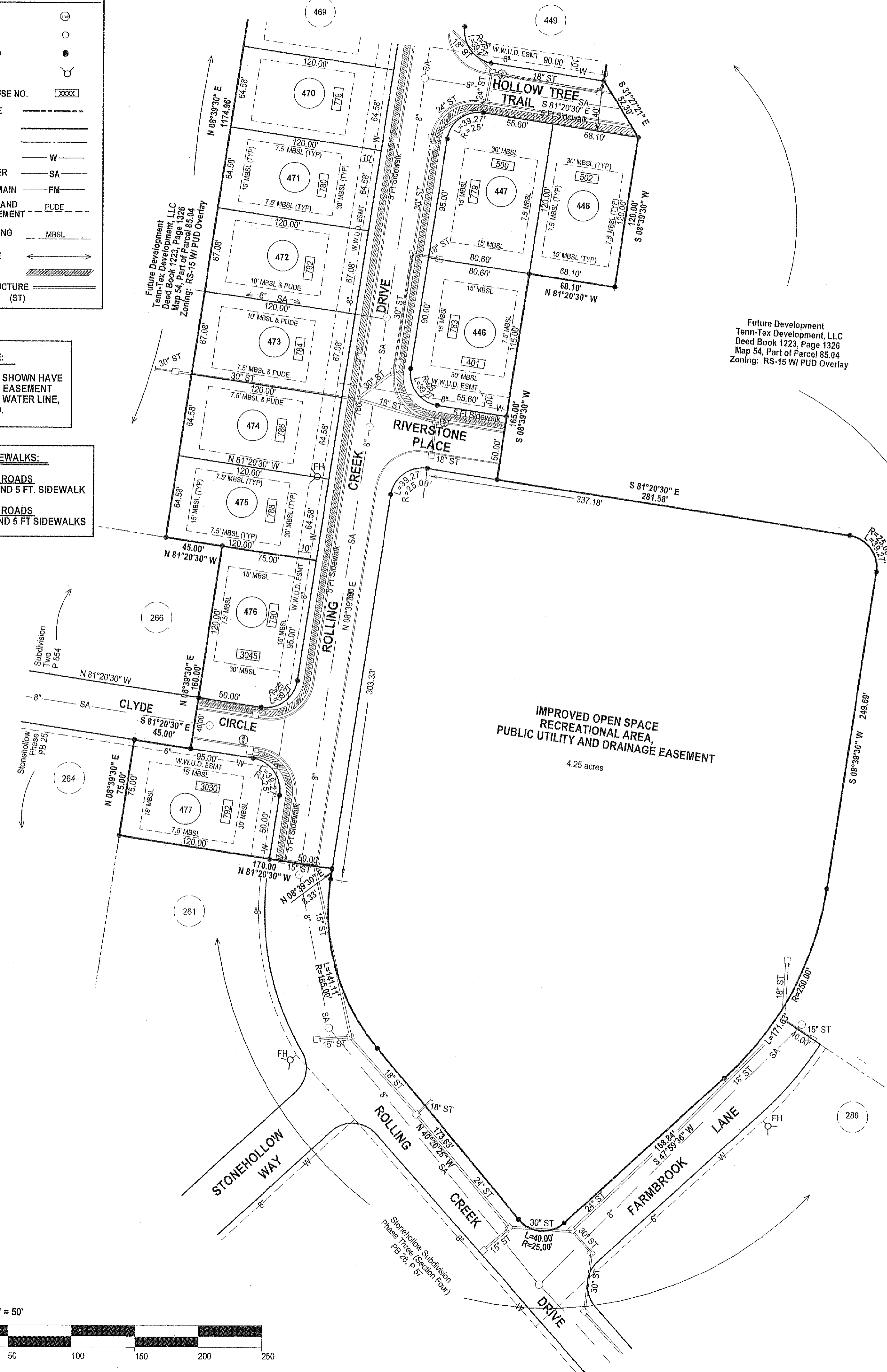
LEGEND

STOP SIGN	⊗
IRON ROD OLD	○
IRON ROD NEW	●
FIRE HYDRANT	⊕
ADDRESS / HOUSE NO.	XXXX
PROPERTY LINE	---
RIGHT-OF-WAY	---
CENTERLINE	---
WATER LINE	W
SANITARY SEWER	SA
SEWER FORCE MAIN	FM
PUBLIC UTILITY AND DRAINAGE EASEMENT	PUDE
MINIMUM BUILDING SETBACK LINE	MBSL
DIMENSION LINE	---
SIDEWALK	---
DRAINAGE STRUCTURE	---
Storm Drain (ST)	---

WATER LINE NOTE:
 ALL WATER LINES SHOWN HAVE A 10 FT., MINIMUM, EASEMENT ON EACH SIDE OF WATER LINE, AS CONSTRUCTED.

ROADWAYS AND SIDEWALKS:
 50 FT RIGHT-OF-WAY ROADS
 24 FT PAVEMENT AND 5 FT. SIDEWALK
 40 FT RIGHT-OF-WAY ROADS
 22 FT PAVEMENT AND 5 FT SIDEWALKS

(SEE SHEET NO. 3)



LOT AREA TABLE

LOT NO.	SQ. FT. ±	ACRES ±
446	9134.9	0.21
447	9637.9	0.22
448	8172.0	0.19
449	8778.4	0.20
450	7475.0	0.17
451	7475.0	0.17
452	7475.0	0.17
453	8303.4	0.19
454	9465.9	0.22
455	7800.0	0.18
456	7800.0	0.18
457	7800.0	0.18
458	7800.0	0.18
459	7800.0	0.18
460	7800.0	0.18
461	7800.0	0.18
462	7800.0	0.18
463	8865.9	0.20
464	8815.9	0.20
465	7750.0	0.18
466	7750.0	0.18
467	7750.0	0.18
468	7750.0	0.18
469	7750.0	0.18
470	7750.0	0.18
471	7750.0	0.18
472	8050.0	0.18
473	8050.0	0.18
474	7750.0	0.18
475	7750.0	0.18
476	8865.9	0.20
477	8865.9	0.20
32 Lots	TOTAL LOTS	
259,481.10 Sq. Ft.	TOTAL LOT AREA	
8,108.8 Sq. Ft.	AVG. LOT AREA	
7,475.0 Sq. Ft.	MIN. LOT AREA	
9,537.9 Sq. Ft.	MAX LOT AREA	

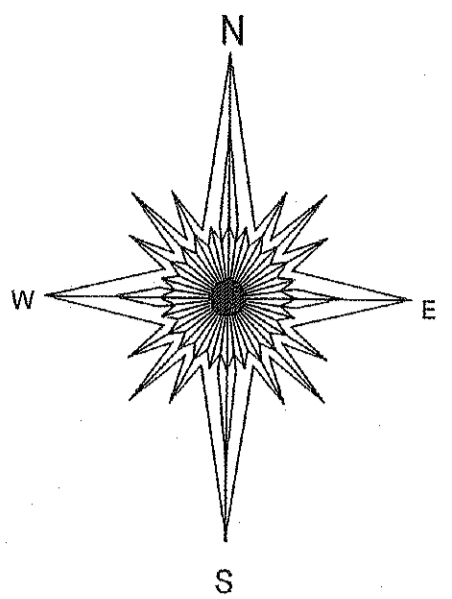
SITE DATA TABLE

EXISTING ZONING: RS-15 PUD
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 TOTAL AREA: 12.39 ACRES ±
 PHASE 4, SECTION ONE
 LOTS: 5.93 ± Ac
 ROW: 2.21 ± Ac
 OPEN SPACE: 4.25 ± Ac

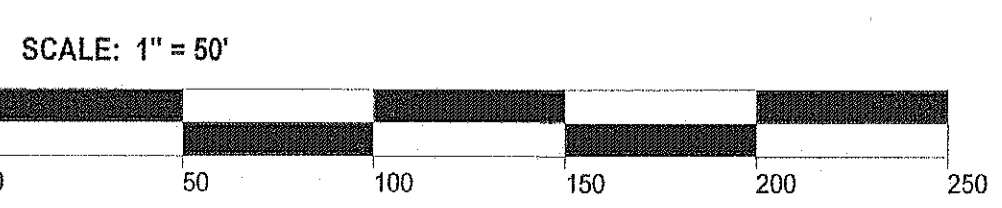
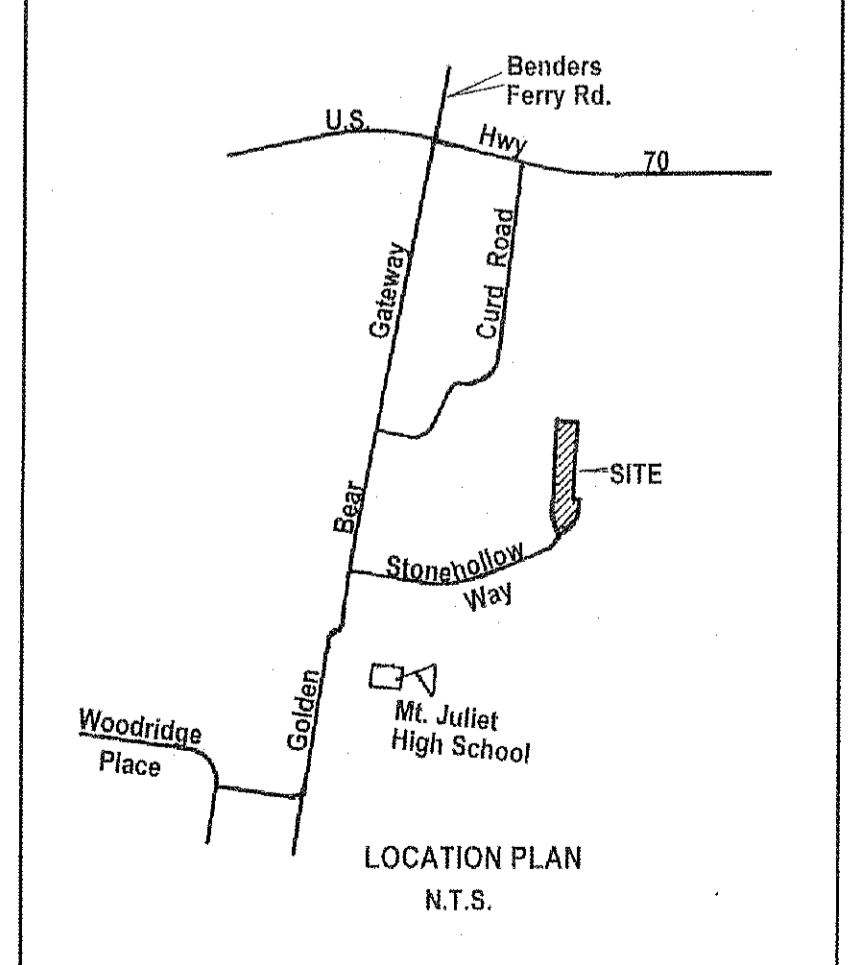
32 Single Family Residential Lots
 Property Map 054, Pt of Parcel 085.04
 Deed Book 1223, Page 1326, R.O.W.C.
 Zoning: R-15 With PUD Overlay

SHEET NO. 2 OF 3
FINAL SUBDIVISION PLAT
STONEHOLLOW SUBDIVISION
PHASE FOUR (SECTION ONE)
 1ST CIVIL DISTRICT, WILSON COUNTY, CITY OF MT. JULIET, TN

OWNER: TENN-TEX DEVELOPMENT, LLC
 C/O BUTCH EARHEART
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 615-758-6700

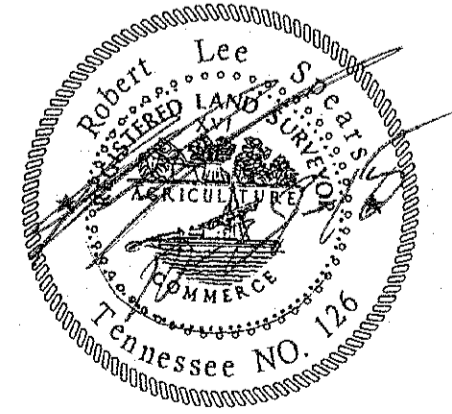


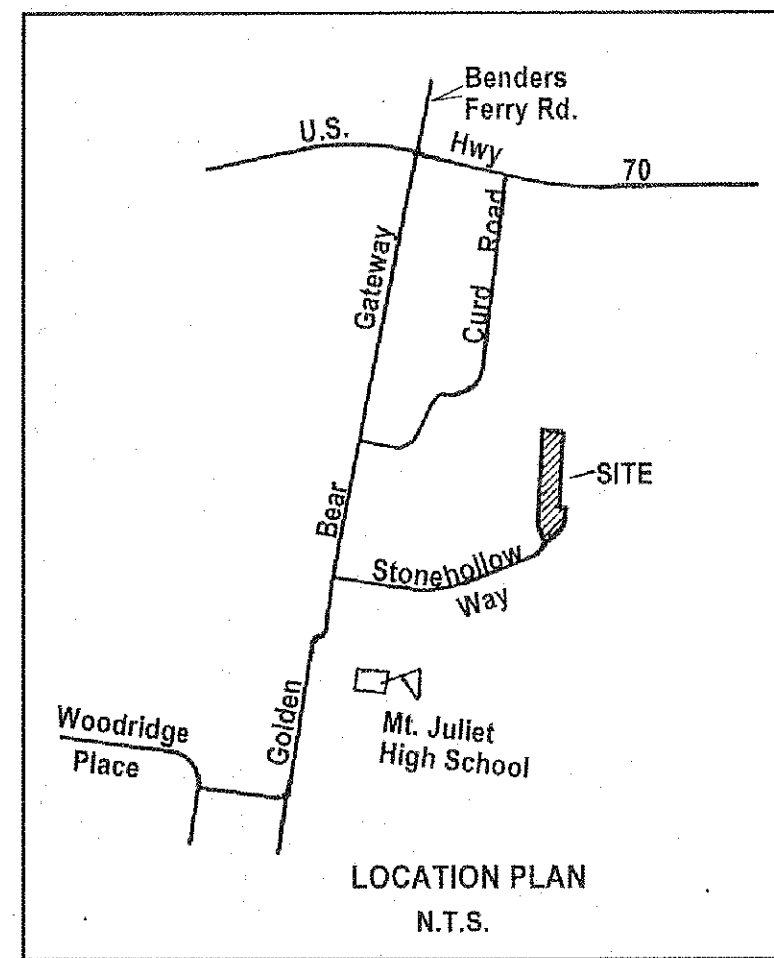
NOTES: SEE SHEET NO. 3
 ALL NOTES CONTAINED ON SHEET NO. 3 APPLY TO SHEET NO. 1 AND SHEET NO. 2



DATE: July 15, 2015
 Revised: August 4, 2015 (Planning Comments)
 Revised: September 22, 2015 (CSD/Setbacks)
 Revised: October 20, 2015 (P.C. Comments)

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 LAND SURVEYING
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LEGEND

STOP SIGN	⊕
IRON ROD OLD	○
IRON ROD NEW	●
FIRE HYDRANT	⊕
ADDRESS / HOUSE NO.	XXXX
PROPERTY LINE	---
RIGHT-OF-WAY	---
CENTERLINE	---
WATER LINE	—W—
SANITARY SEWER	—SA—
SEWER FORCE MAIN	—FM—
PUBLIC UTILITY AND DRAINAGE EASEMENT	—PUDE—
MINIMUM BUILDING SETBACK LINE	—MBSL—
DIMENSION LINE	↔
SIDEWALK	▨
DRAINAGE STRUCTURE	—(ST)—

WATER LINE NOTE:
ALL WATER LINES SHOWN HAVE A 10 FT. MINIMUM EASEMENT ON EACH SIDE OF WATER LINE, AS CONSTRUCTED.

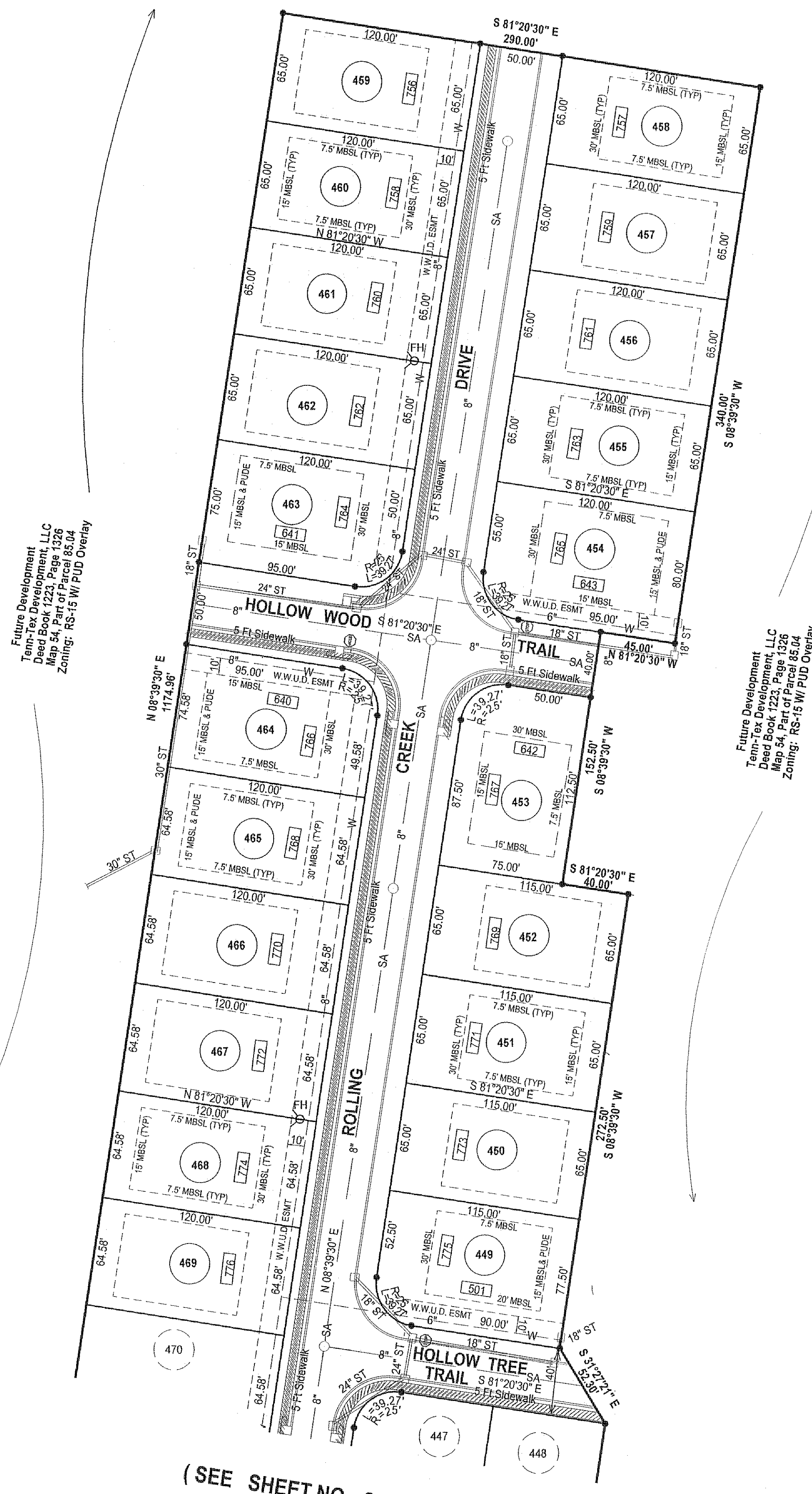
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CERTIFICATES: SEE SHEET NO. 2
ALL CERTIFICATES CONTAINED ON SHEET NO. 2 APPLY TO SHEET NO. 1 AND SHEET NO. 3

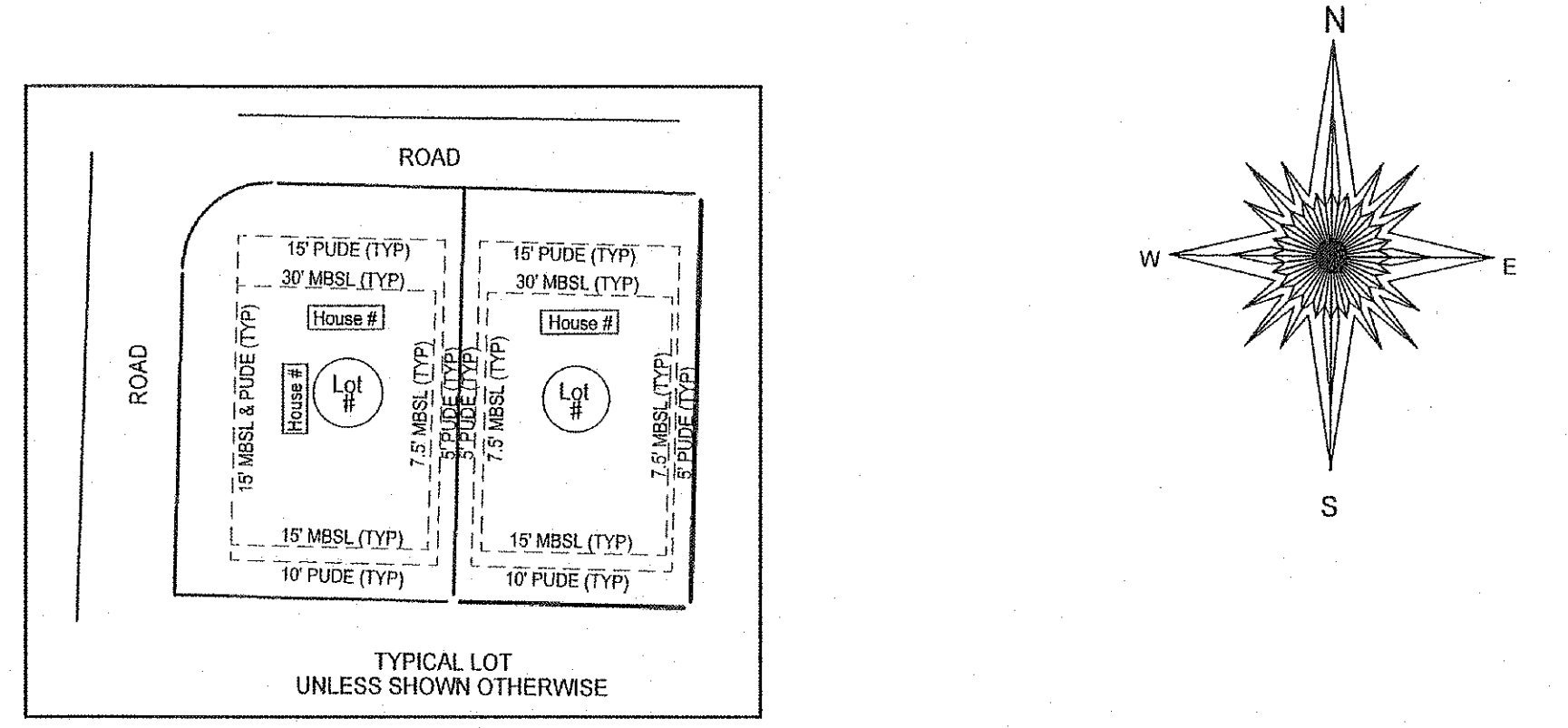
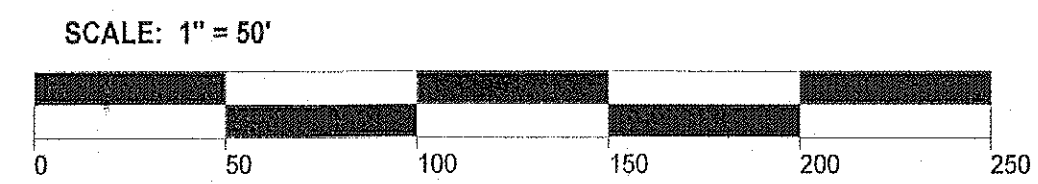
- NOTES:**
- This property is not in an area designated as a special flood area, as shown on Community Panel No. 47189C0151D, dated February 20, 2008.
 - The purpose of this plat is to create 32 Single Family Residential lots.
 - Property is currently Zoned RS15 with P.U.D. Overlay. Current minimum yard requirements are as follows:
Front Yard: 30 Feet
Side Yard: 7.5 Feet
Rear Yard: 15 Feet
Street Corner Side Yard: 15 Feet
 - Plat was prepared from information and data furnished by Civil-Site Design Group, 630 Southgate Avenue, Suite A, Nashville, TN, 37203, 615-248-9999, www.civil-site.com. No field survey work has been done by this surveyor.
 - Surveyor has made no investigation or independent search for easements (recorded or unrecorded), encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
 - This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances, public roads 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 should be done so with this circumstance. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto. Availability and cost of service should be done so with this circumstance considered. In Tennessee, it is a requirement per "The Underground Utility Damage Protection Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. Those utilities that participate in the Tennessee One Call System can be notified by calling toll free 1-800-351-1111 or 1-615-366-1987.
 - All lots shall be served by Public Sewer and Water Systems.
 - P.U.D.E. = Public Utility and Drainage Easement. There is a 20 Ft. easement along the front, a 5 Ft. easement along the side, and a 10 Ft. easement along the rear of all lots, unless shown otherwise, for water lines, sewer lines, drainage culverts, open ditches, detention basins, Middle TN Electric Membership Co-op poles and lines, gas lines, telephone, cable television, sidewalks, etc.
 - Utilities shown are for general location only. Contact the appropriate agencies for information regarding these utilities.
 - West Wilson Utility District water lines have a 20 Foot wide easement centered 10 Feet each side of water line, as constructed.
 - Drainage easements outside designated R.O.W.'s are not the responsibility of the City of Mt. Juliet.
 - All trees and plants that are located within the public right of way shall be owner, maintained, and replaced by the Stonehollow Homeowners Association.
 - All trees and plants shall be maintained in conformance with City of Mt. Juliet Standards To Prevent Sight Distance Obstruction at Street Intersections.
 - The development of Stonehollow is consistent with the Approved Final Master Development Plan Dated March 24, 2003.
 - The Declaration of Covenants, Conditions and Restrictions for Stonehollow are recorded in Deed Book 990, Page 1471, and Amended in Deed Book 1115, Page 2023, R.O.W.C.
 - When the Developer passes the responsibility for the common areas to the Homeowner's Association (HOA), the Developer shall also convey such common areas by deed to the HOA.

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SHEET NO. 3 OF 3

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