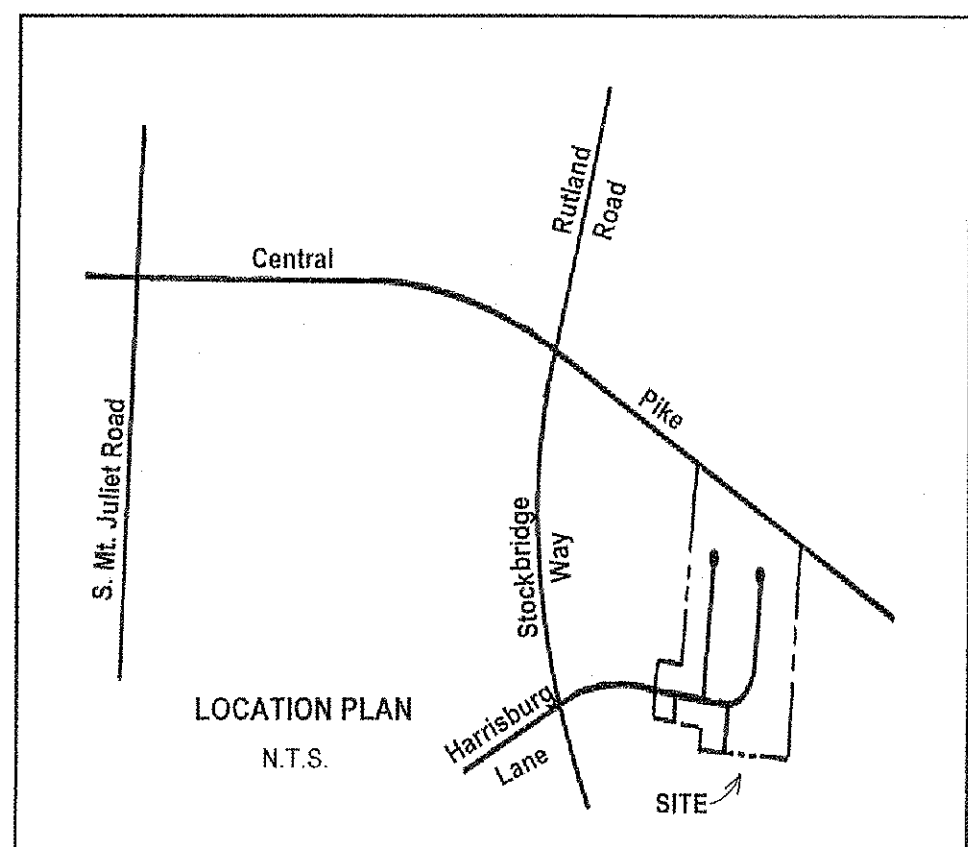


32 Single Family Residential Lots
 Area: 25.24 Acres±
 Property Map 99, Pt of Parcel 5.01
 Deed Book 1608, Page 463, R.O.W.C.
 Zoning: R-1, Cluster Residential Development

SHEET NO. 1 OF 3
FINAL SUBDIVISION PLAT
PHASE 1
RESERVE AT WRIGHT FARM

25TH CIVIL DISTRICT, WILSON COUNTY, TN

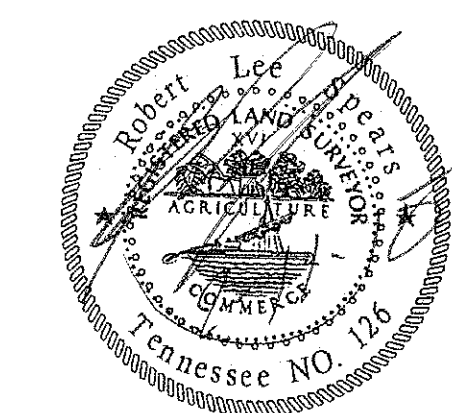
OWNER: WRIGHT FARMS, LLC.
 C/O BUTCH EARHEART
 9641 LEBANON ROAD
 MT. JULIET, TN 37122
 615-758-6700



BK/PG: P28/499-499
15566078

POSTAL PLAT	
JEWEL BATCH 327403	
DATE	10/28/2015 - 03:37 PM
VALUE	
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

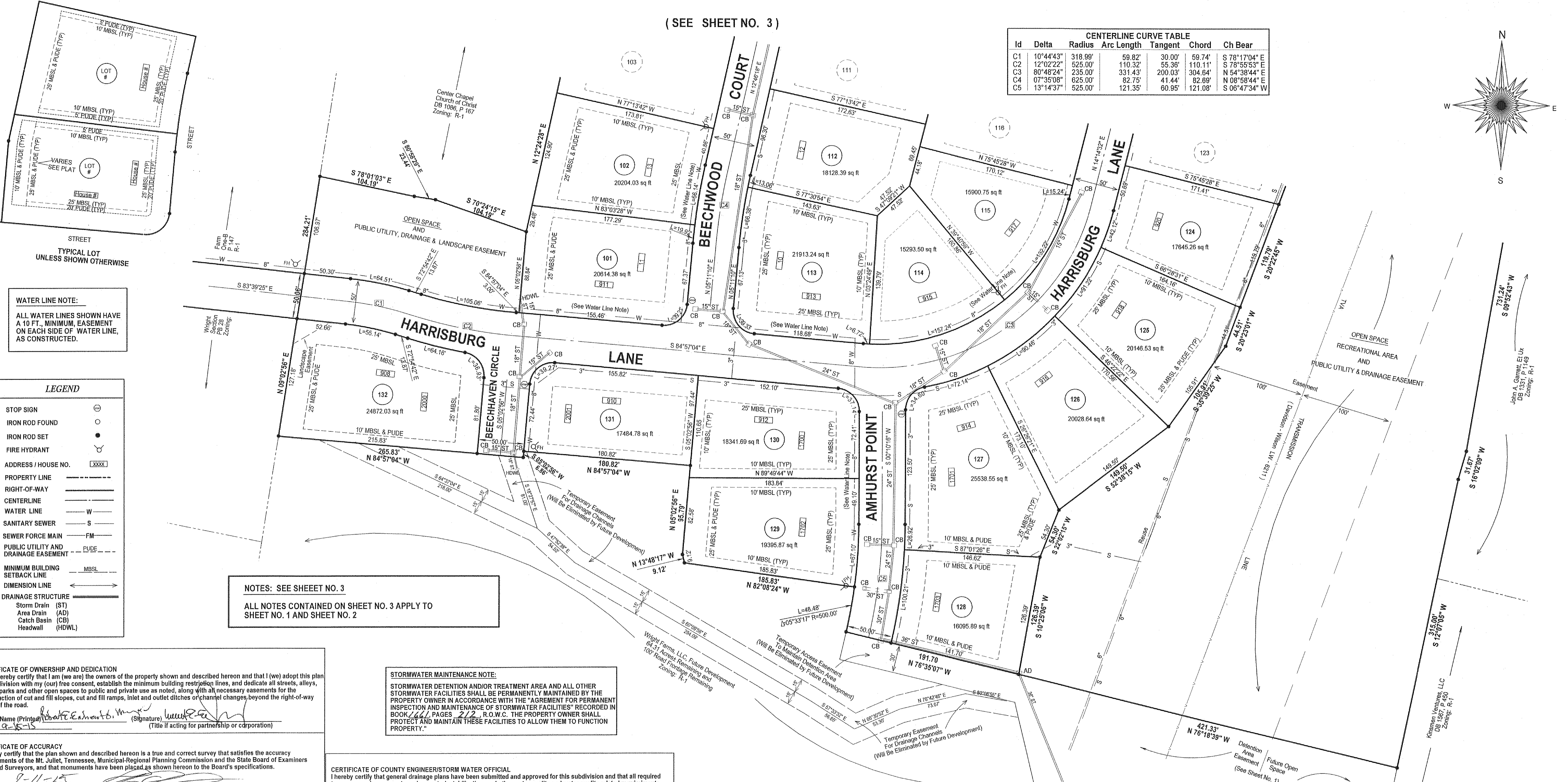
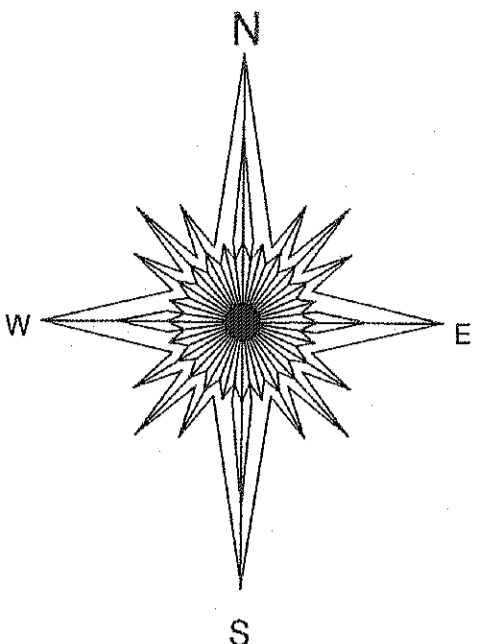


DATE: JUNE 17, 2015
 Revised: June 29, 2015 (Detention Area)
 Revised: August 13, 2015 (Stormwater Comments)

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

(SEE SHEET NO. 3)

CENTERLINE CURVE TABLE						
Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	10°44'43"	318.99'	59.82'	30.00'	59.74'	S 78°17'04" E
C2	12°02'22"	525.00'	110.32'	55.36'	110.11'	S 78°55'53" E
C3	80°48'24"	235.00'	331.43'	200.03'	304.64'	N 54°38'44" E
C4	07°35'08"	625.00'	82.75'	41.44'	82.69'	N 08°58'44" E
C5	13°14'37"	525.00'	121.35'	60.95'	121.08'	S 06°47'34" W



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

LEGEND

- STOP SIGN (Symbol)
- IRON ROD FOUND (Symbol)
- IRON ROD SET (Symbol)
- FIRE HYDRANT (Symbol)
- ADDRESS / HOUSE NO. (Symbol)
- PROPERTY LINE (Symbol)
- RIGHT-OF-WAY (Symbol)
- CENTERLINE (Symbol)
- WATER LINE (Symbol)
- SANITARY SEWER (Symbol)
- SEWER FORCE MAIN (Symbol)
- PUBLIC UTILITY AND DRAINAGE EASEMENT (Symbol)
- MINIMUM BUILDING SETBACK LINE (Symbol)
- DIMENSION LINE (Symbol)
- DRAINAGE STRUCTURE (Symbol)

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

STORMWATER MAINTENANCE NOTE:
STORMWATER DETENTION AND/OR TREATMENT AREA AND ALL OTHER STORMWATER FACILITIES SHALL BE PERMANENTLY MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE "AGREEMENT FOR PERMANENT INSPECTION AND MAINTENANCE OF STORMWATER FACILITIES" RECORDED IN BOOK 144, PAGES 212, R.O.W.C. THE PROPERTY OWNER SHALL PROTECT AND MAINTAIN THESE FACILITIES TO ALLOW THEM TO FUNCTION PROPERLY."

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owners 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 setback 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) Wright Farms, LLC (Signature) [Signature]
Date 9-15-15 (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 9-11-15 [Signature]
Robert L. Spears, TN RLS No. 126

CERTIFICATE OF APPROVAL OF WATER UTILITY SYSTEM
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 or appropriate surety has been provided to assure completion of all required Water Utility System improvements in case of default.

Date 09-18-15 [Signature]
Authorized Agent of Gladeville Utility District

CERTIFICATE OF APPROVAL OF PUBLIC SEWER UTILITY SYSTEM
The Public Sewer Provider hereby certifies that it has obtained the appropriate state and/or federal wastewater permits for the public wastewater system to serve the building lots shown on this plat and that it will be responsible for the operation and maintenance of the wastewater system installed to service the said lots.

The Public Sewer Provider accepts the dedication of all easements and installations relating to the wastewater services which are shown on this plat or appropriate surety has been provided.

Date 10/23/15 [Signature]
LOC Amount: \$12,850.00 [Signature] Public Sewer Provider

CERTIFICATE OF COMMON AREAS DEDICATION
In recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within Reserve at Wright Farm, 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 9-16-15 [Signature]
Owner

CERTIFICATE OF COUNTY ENGINEER/STORM WATER OFFICIAL
I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water quality related requirements have been designed for in a manner which meets Wilson County Subdivision requirements and other Wilson County Land Use regulations.

Date 9-25-2015 [Signature]
Wilson County Storm Water Engineer

CERTIFICATE 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 9/17/2015 [Signature]
Wilson County Emergency Communications District (E-911)

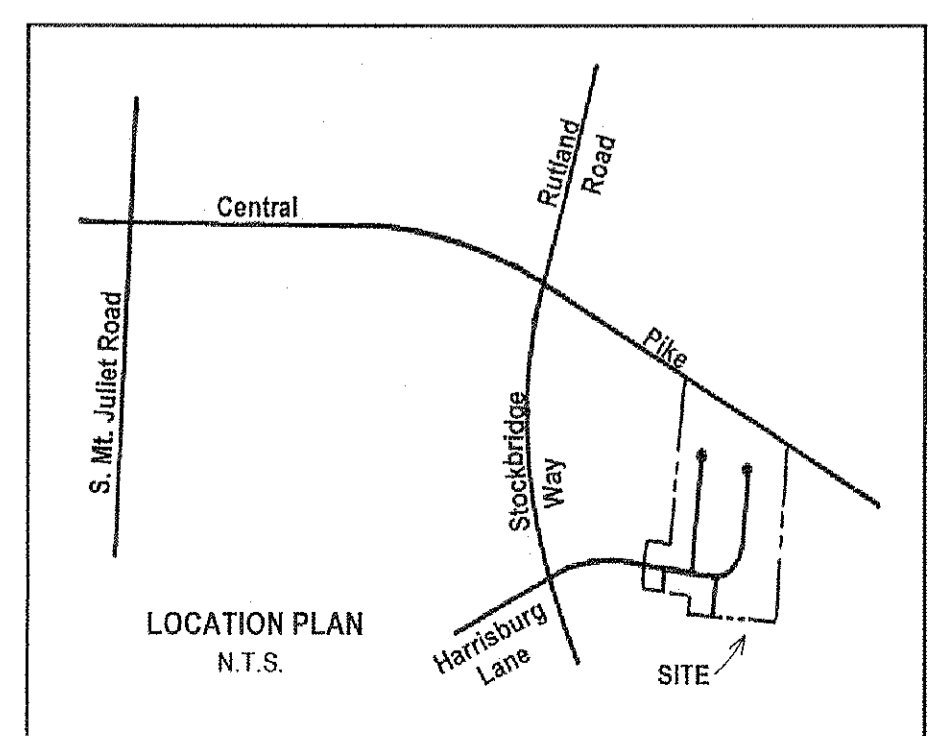
CERTIFICATE OF APPROVAL OF STREETS FOR BOND POSTING 352000.00
I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Wilson County Road Commission, or (2) that a performance bond or other surety has been posted with the Road Commission to guarantee completion of all required improvements in case of default.

Date 9/17/2015 [Signature]
Wilson County Road Commission

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of 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 10-08-15 [Signature]
Secretary, Planning Commission

Plat Void Unless Recorded By: 10-08-15



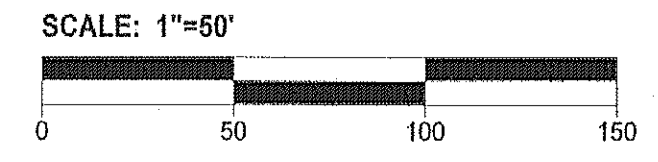
32 Single Family Residential Lots
Area: 25.24 Acres±
Property Map 99, Pt of Parcel 5.01
Deed Book 1608, Page 463, R.O.W.C.
Zoning: R-1, Cluster Residential Development

DATE: JUNE 17, 2015
Revised: June 29, 2015 (Detention Area)
Revised: July 9, 2015 (Water Line Note)
Revised: August 13, 2015 (Stormwater Comments)

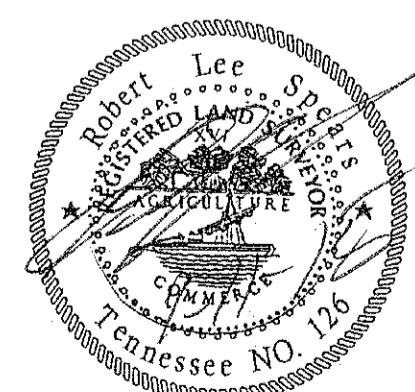
SHEET NO. 2 OF 3
FINAL SUBDIVISION PLAT
PHASE 1
RESERVE AT WRIGHT FARM

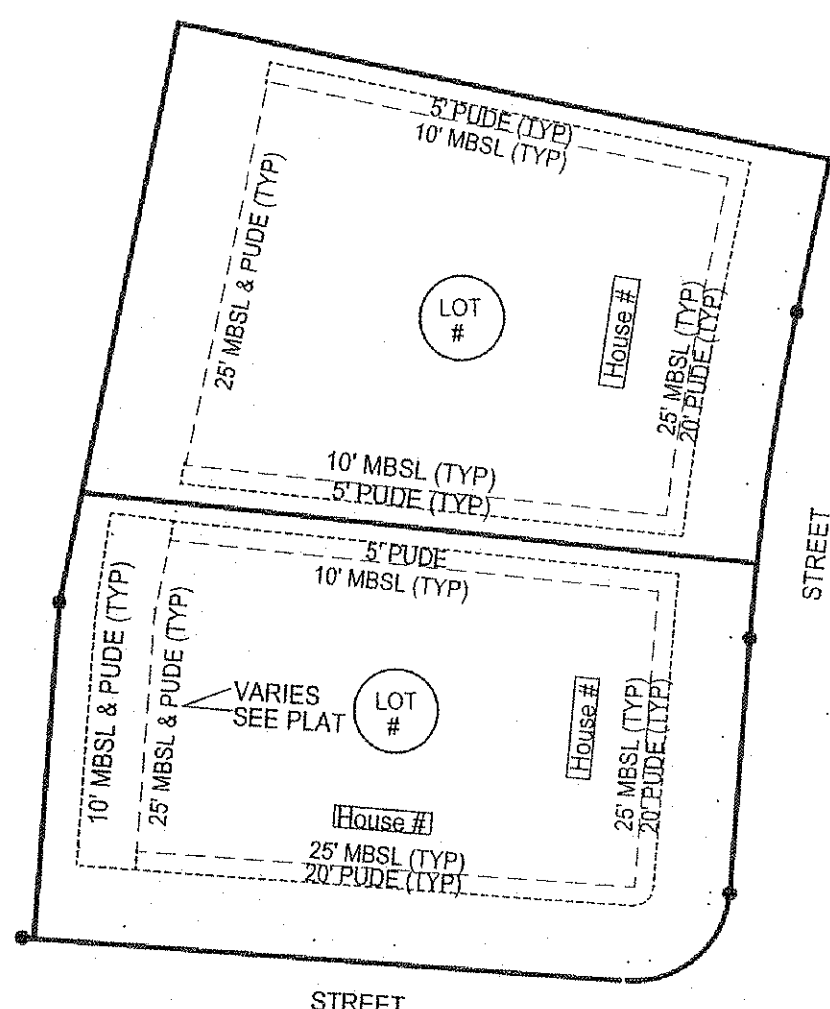
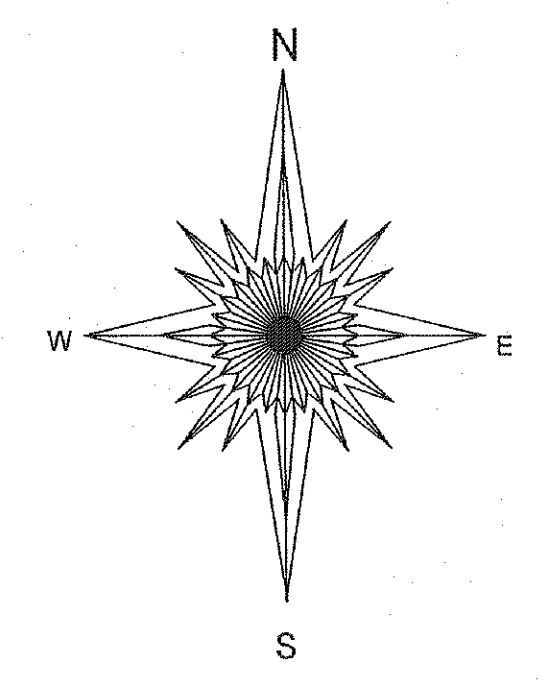
25TH CIVIL DISTRICT, WILSON COUNTY, TN

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



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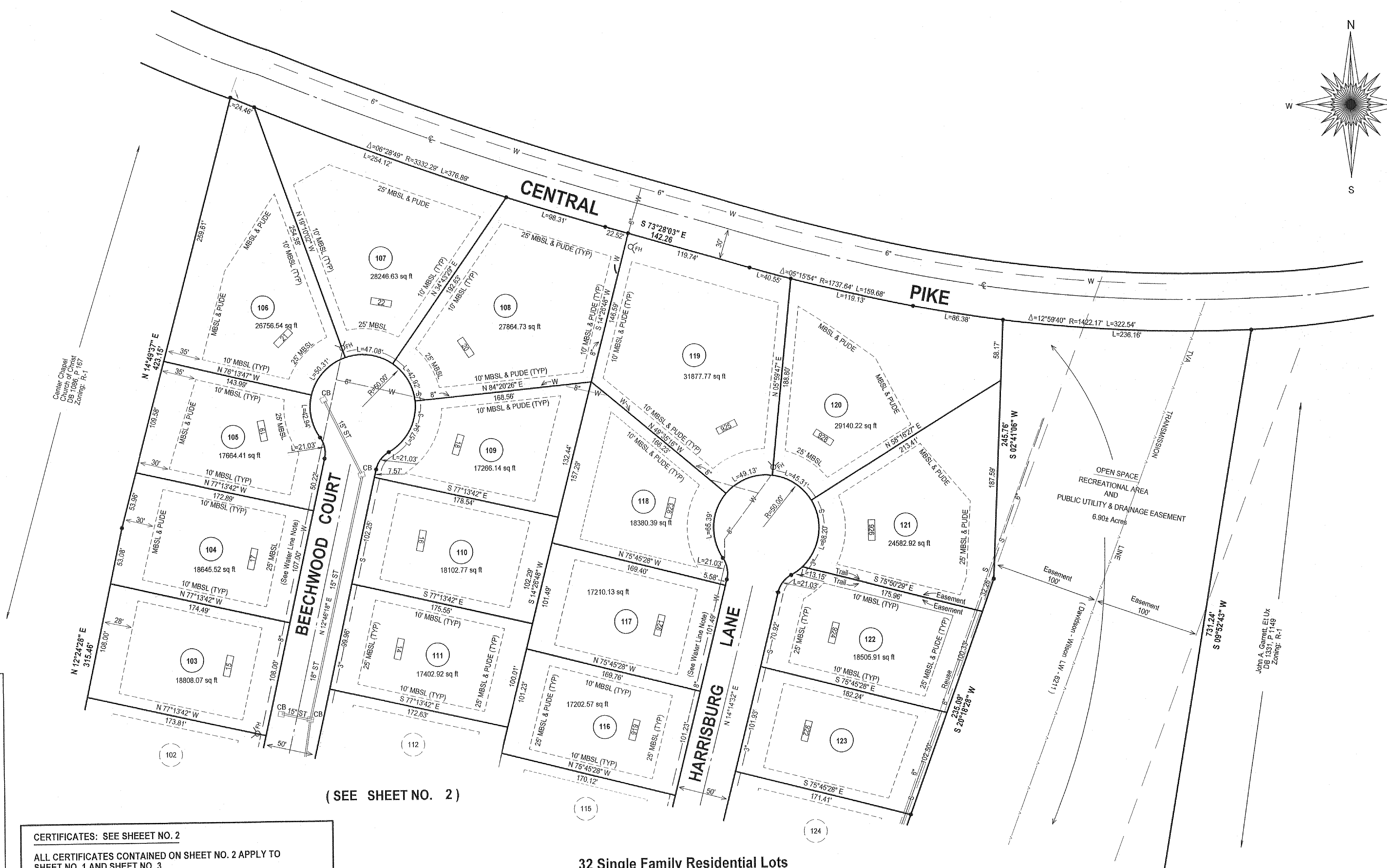




LEGEND

STOP SIGN	⊙
IRON ROD FOUND	○
IRON ROD SET	●
FIRE HYDRANT	⊕
ADDRESS / HOUSE NO.	XXXX
PROPERTY LINE	---
RIGHT-OF-WAY	---
CENTERLINE	---
WATER LINE	—W—
SANITARY SEWER	—S—
SEWER FORCE MAIN	—FM—
PUBLIC UTILITY AND DRAINAGE EASEMENT	—PUDE—
MINIMUM BUILDING SETBACK LINE	—MBSL—
DRAINAGE STRUCTURE	—
Storm Drain (ST)	—ST—
Area Drain (AD)	—AD—
Catch Basin (CB)	—CB—
Headwall (HDWL)	—HDWL—

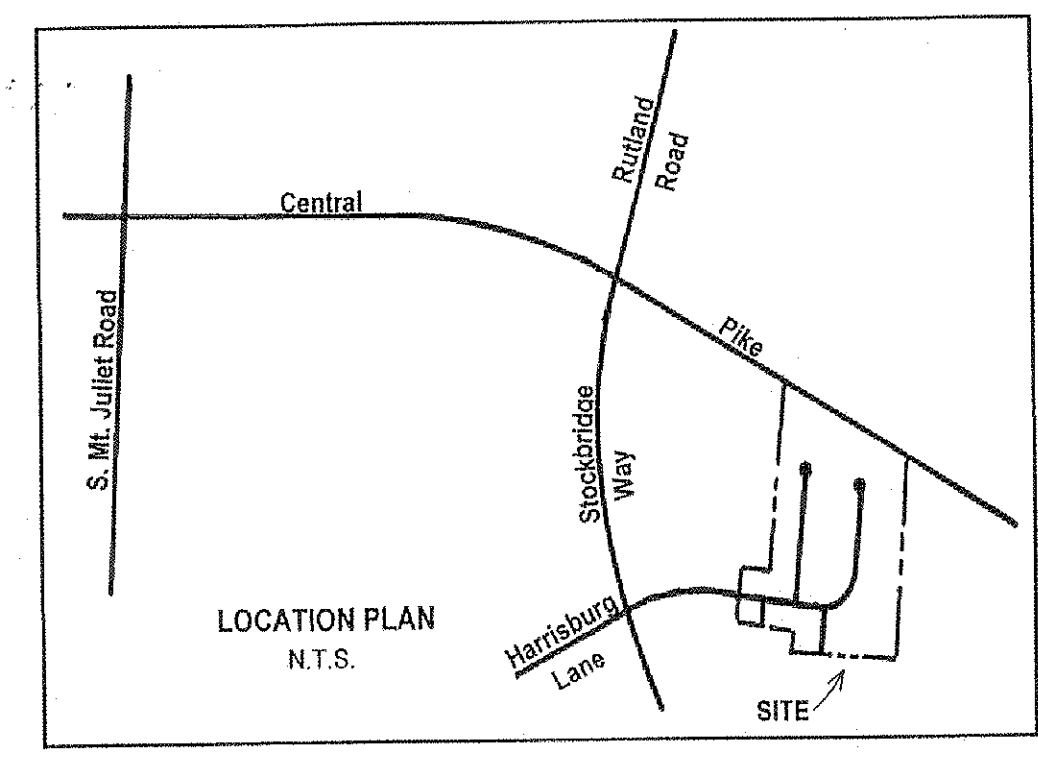
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(SEE SHEET NO. 2)

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

STORMWATER MAINTENANCE NOTE:
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- NOTES:**
- The purpose of this plat is to create 32 individual single family lots, and two lots for open space.
 - This property is not in an area designated as a special flood area, as shown on Community Plan No. 47185CO185D, dated February 20, 2008.
 - All lots to be served by a community sewer system owned by Water and Wastewater Authority of Wilson County System located at the Logue Road Treatment Facility.
 - There is a permanent easement on each lot for the maintenance of the sewage tank and pump.
 - Water main design to be provided by Gladeville Utility District.
 - Any and all utilities may carry one or more easements. Owner/Contractor must contact the appropriate utility provider for the exact location of these easements.
 - Utilities shown are for general location only. Contact the appropriate agencies for information regarding these utilities.
 - Road grades shall not exceed 10 percent.
 - No road construction shall begin without the approval of the Wilson County Road Commission. Streets shall be built to specifications in force at the time of construction.
 - Drainage easements outside designated R.O.W.'s are not the responsibility of the City of Mt. Juliet or Wilson County.
 - All corners marked by iron rods unless otherwise noted.
 - 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.
 - Stop Signs and Street Name Signs shall be furnished and installed by the Developer at indicated locations.
 - P.U.D.E. = Public Utility and Drainage Easement are 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.
 - To insure appropriately designed and installed drainage systems within this subdivision development, structures to be erected on lots proposed within this subdivision shall be constructed with positive drainage, draining away from the exterior of the structure, at the following minimum threshold: 5 percent for a minimum distance of 10 feet from the perimeter of the structure.
 - Any lots that may have been disturbed by grading operations performed during or before development of this subdivision, the builder and/or owner should investigate the current soil conditions and consult with others to assure that a conventional footing will be adequate.
 - It is the responsibility of each lot owner or builder to grade each lot so that the lots will drain the surface water to the existing drainage system designed by the subdivision engineer, without ponding on the lot or underneath the building.
 - No sinkhole/depressions are present on this property based on onsite observations.
 - All lots in this section require a pump for connection to wastewater collection system.
 - No alterations of streams will occur prior to written approval being granted by the appropriate authorities.
 - 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 no more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call System can be notified by calling toll free 1-800-351-1111.

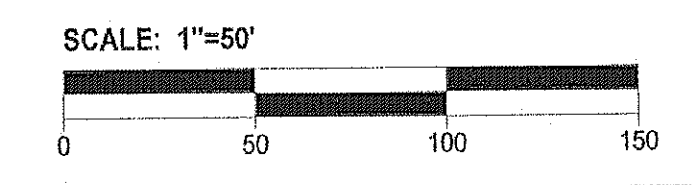
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Zoning: R-1, Cluster Residential Development

DATE: JUNE 17, 2015
Revised: June 29, 2015 (Drainage Structure)
Revised: July 9, 2015 (Water Line Note)
Revised: August 13, 2015 (Stormwater Comments)

SHEET NO. 3 OF 3
FINAL SUBDIVISION PLAT
PHASE 1
RESERVE AT WRIGHT FARM

25TH CIVIL DISTRICT, WILSON COUNTY, TN

OWNER: WRIGHT FARMS, LLC.
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