

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described hereon and that I adopt this Plan of Subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, 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.

Date 4-10-13 Owner(s) Wright Farms L.L.C. by Robert L. Spears

**CERTIFICATE OF ACCURACY**

I hereby certify that the Plan shown and described hereon is a true and correct survey to the accuracy required by the Wilson County, Tennessee Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.

Date 4-12-13 Surveyor Robert L. Spears

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated hereon have been installed in accordance with current local and/or state government requirements or the appropriate surety has been provided.

Water System Date 04-17-13 Authorized Signature Robert L. Spears

**PUBLIC SEWER 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 wastewater service which are shown on this plat or appropriate surety has been provided.

This the 10 day of MAY, 2013  
WATER & WASTEWATER AUTHORITY OF WILSON COUNTY  
Designated Public Sewer Providing Agency (Please Print) Signature of Authorized Agent of the Public Sewer Provider Chris Seaborn

**CERTIFICATE OF APPROVAL OF STREETS**

I hereby certify that (1) all streets have been installed in an acceptable manner and according to the County specifications, or (2) a security bond in the amount of \$\_\_\_\_\_ has been posted with the Wilson County Road Commission to assure completion of all required improvement in case of default.

Date 4-17-13 Name and Title Steve Anderson

**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 5-6-13 Name and Title John Stewart

**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 4-17-13 Wilson County Emergency Communications District (E-911) James C. Hill

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Wilson County, 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 Registrar.

Date 5-10-2013 Secretary, Planning Commission Jim Doherty

**CERTIFICATE OF ACKNOWLEDGMENT OF UTILITIES BOND**

I hereby certify that (1) all utilities have been installed in an acceptable manner and according to the specification, or (2) a security bond in the amount of \$\_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required utility improvement in case of default.

Date 5-10-2013 Name and Title Robert L. Spears

THIS PLAT VOID UNLESS RECORDED BY 11-8-2013

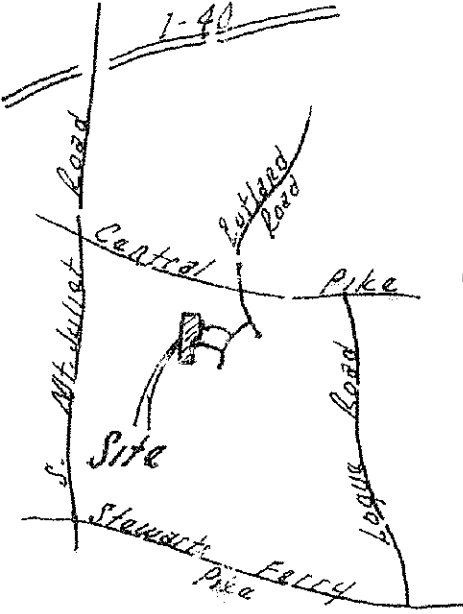
**Notes**

- This property is not in an area designated as a Special Flood Area, as shown on F.E.M.A. Community Panel No. 47189C0145D, dated February 20, 2008.
- The Surveyor makes no warranty, and assumes no responsibility, for information and conditions which might be revealed by a title examination.
- Easements outside dedicated right-of-ways are not the responsibility of the local government agencies.
- Subject to all other rights-of-way, easements, and restrictions of record.
- There is a 20 Ft. Easement along the front of all lots, a 5 Ft. Easement along the side of all lots, and a 30 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.
- All roads to be constructed to the specifications in force at time of construction. No road construction shall begin without the approval of the Wilson County Road Commission.
- = Stop Sign, and Street Name Signs shall be furnished and installed by the Developer at indicated locations.
- All lots are to be served by a community sewer system owned by Water and Wastewater Authority of Wilson County. System located at Logue Road facility.
- There will be a permanent easement on each lot for the maintenance of the sewage tank and pump.
- I hereby certify that this is a Category "1" Survey with an unadjusted closure ratio of at least 1:10,000, was done using the latest recorded deeds and is correct to the best of my knowledge and belief.

Robert L. Spears, TN RLS No.126

**Curve Data**

Curve	Δ	R	T	L
①	17°24'31"	396.74'	60.75'	120.54'
②	18°04'23"	354.45'	56.35'	111.02'
③	90°08'00"	25.00'	25.00'	39.27'
④	89°25'01"	25.00'	24.74'	39.02'
⑤	90°34'39"	25.00'	25.26'	39.52'



Location Plan

Note "A": Stormwater detention 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 1491 Pages 1686-1693 R.O.W.C. The property owner shall protect and maintain these facilities to allow them to function properly.

\* Critical Lots as indicated hereon must submit an individualized grading, sediment control, and stabilization plan to the County Engineer for review and stamp of approval prior to issuance of a building permit.

To insure appropriately designed and installed drainage systems within this subdivision development, structures to be erected on the 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% for a minimum distance of 10 feet from the perimeter of the structure.

The lots may have been disturbed by grading operations performed during or before development of the 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, without ponding on the lot or underneath the buildings, to the drainage system designed by the subdivision engineer.

15' Side Yards Unless Shown otherwise

No Sinkholes or Depressions on this section

27 Single Family Lots  
Area: 18.36 Acres±  
Property Map 99, Pt. of Parcel 4  
Deed Book 1027, Page 1480, R.O.W.C.  
Zoning: R-1

Owner and Dev.: Wright Farms LLC  
c/o Butch Earheart  
9641 Lebanon Rd.  
Mt. Juliet, TN 37122  
615-758-6700

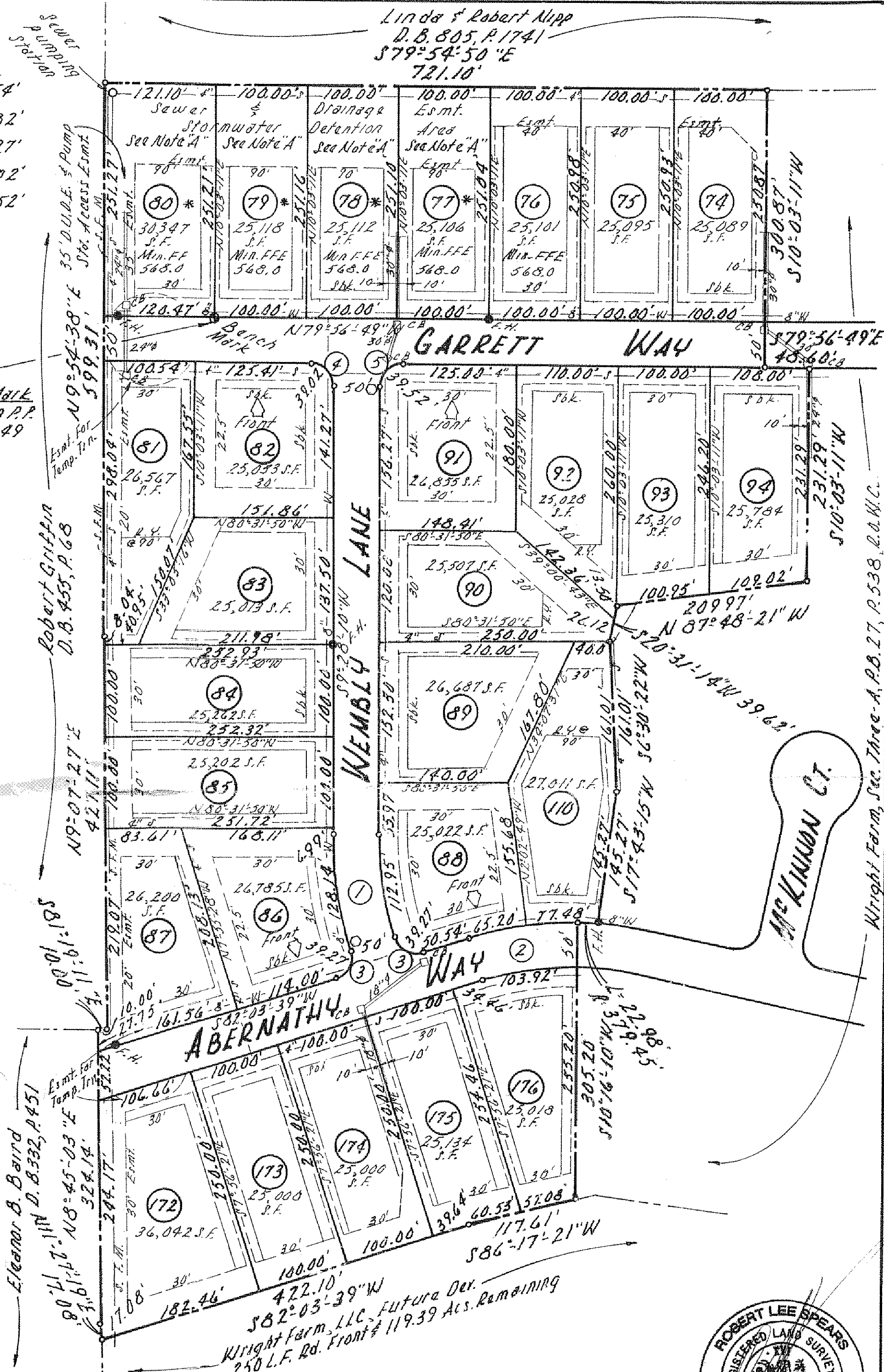
Scale: 1" = 100'

Date: Oct. 15, 2011  
Rev.: Feb. 12, 2013

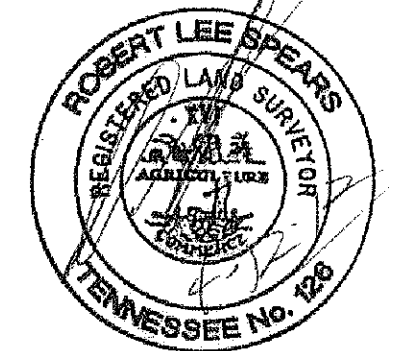
TREAS. AT. DEPT.	13499408
MINISTRY DIVISION	
DEF. 10/2013 - 02:40 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTRARS FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, WILSON COUNTY	
REGISTER OF DEEDS	
JOHN B. SPICKARD	

BR/PG: P271907-907

Front = House Must Front This Direction



FINAL SUBDIVISION PLAT  
SECTION THREE-B  
WRIGHT FARM



R. L. Spears & Co.  
4075 Mt. Juliet Rd.  
Mt. Juliet, TN 37122  
615/758-0729

25<sup>TH</sup> CIVIL DISTRICT, WILSON COUNTY, TN