

**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 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) \_\_\_\_\_ (Signature) Robert L. Spears Managing Partner  
 Date \_\_\_\_\_ (Title) Partner  
 (Title if acting for partnership or corporation)

**CERTIFICATE OF ACCURACY**

Thereby 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 \_\_\_\_\_ (Signature) Robert L. Spears  
 Robert L. Spears, TN RLS No. 125

**CERTIFICATE OF APPROVAL OF WATER UTILITY SYSTEM**

Thereby 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 \_\_\_\_\_ 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 \_\_\_\_\_ Authorized Signature/Title \_\_\_\_\_ Public Sewer Provider

**CERTIFICATE OF COUNTY ENGINEER/STORM WATER OFFICIAL**

Thereby 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 \_\_\_\_\_ Wilson County Storm Water Engineer

**CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES**

Thereby 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 \_\_\_\_\_ Wilson County Emergency Communications District (E-911)

**CERTIFICATE OF APPROVAL OF STREETS FOR BOND POSTING**

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 \_\_\_\_\_ Wilson County Road Commission

**CERTIFICATE OF APPROVAL FOR RECORDING**

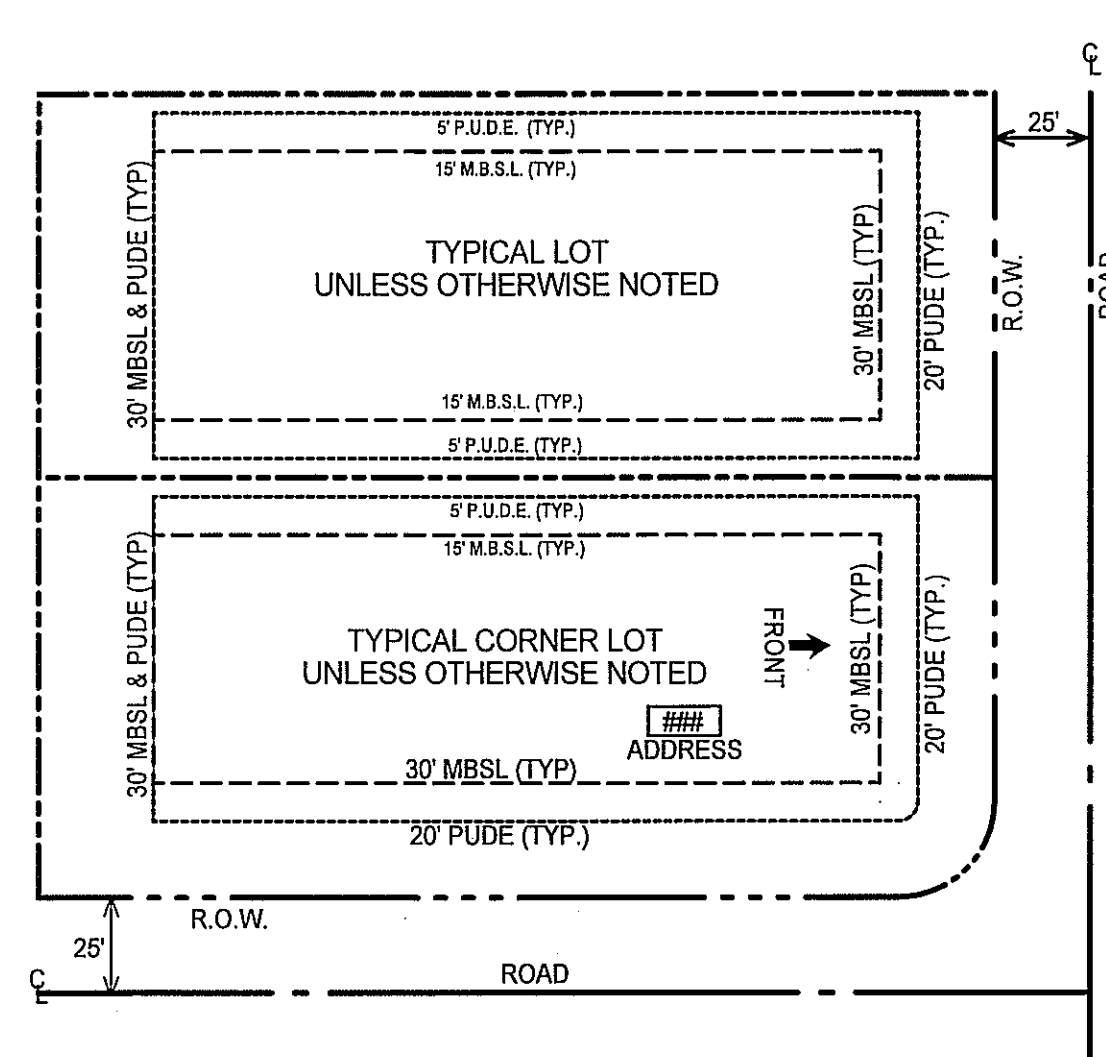
Thereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Mt. Juliet, Tennessee, except for variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of County Registrar.

Date \_\_\_\_\_ Secretary, Planning Commission

Plat Void Unless Recorded By: \_\_\_\_\_

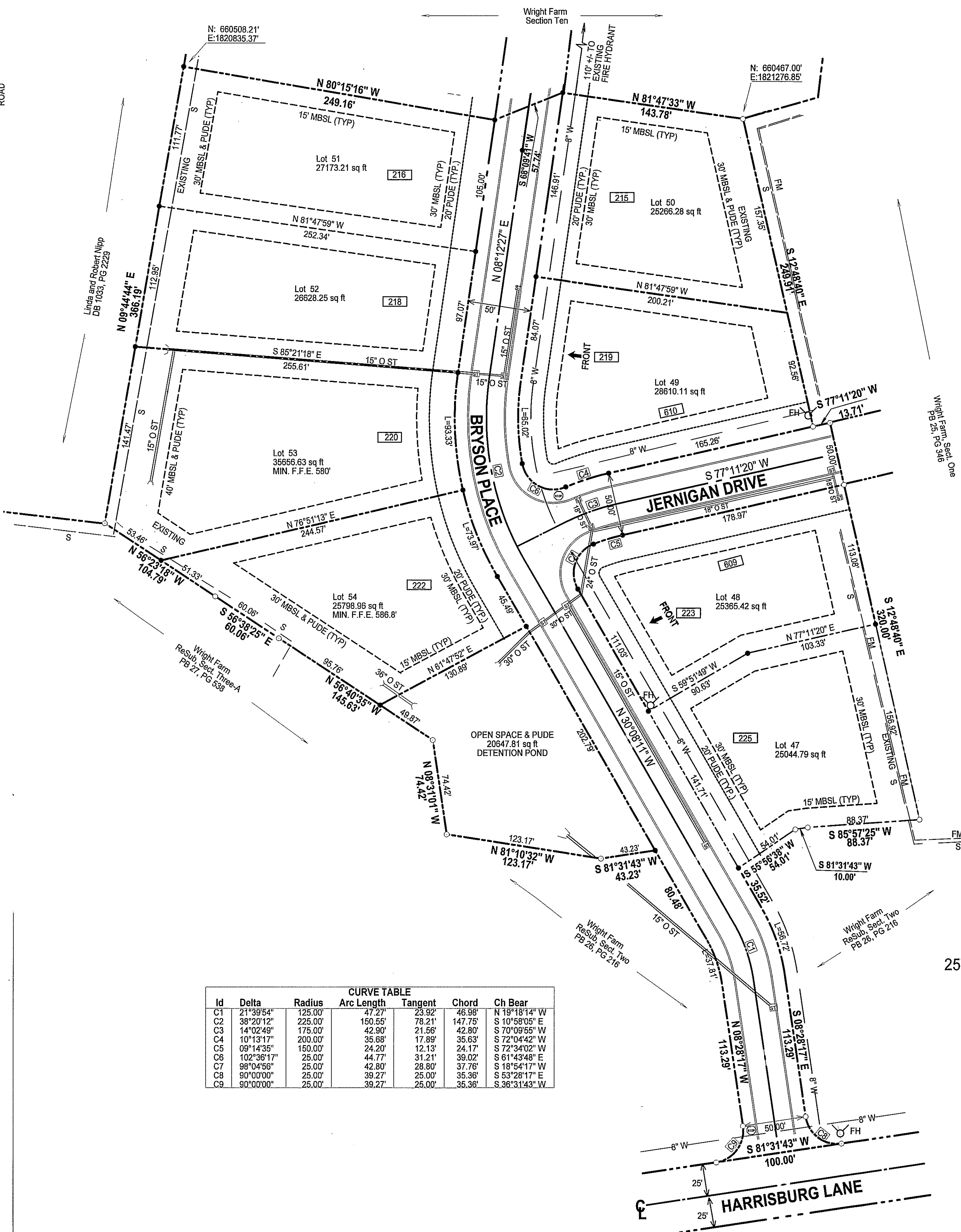
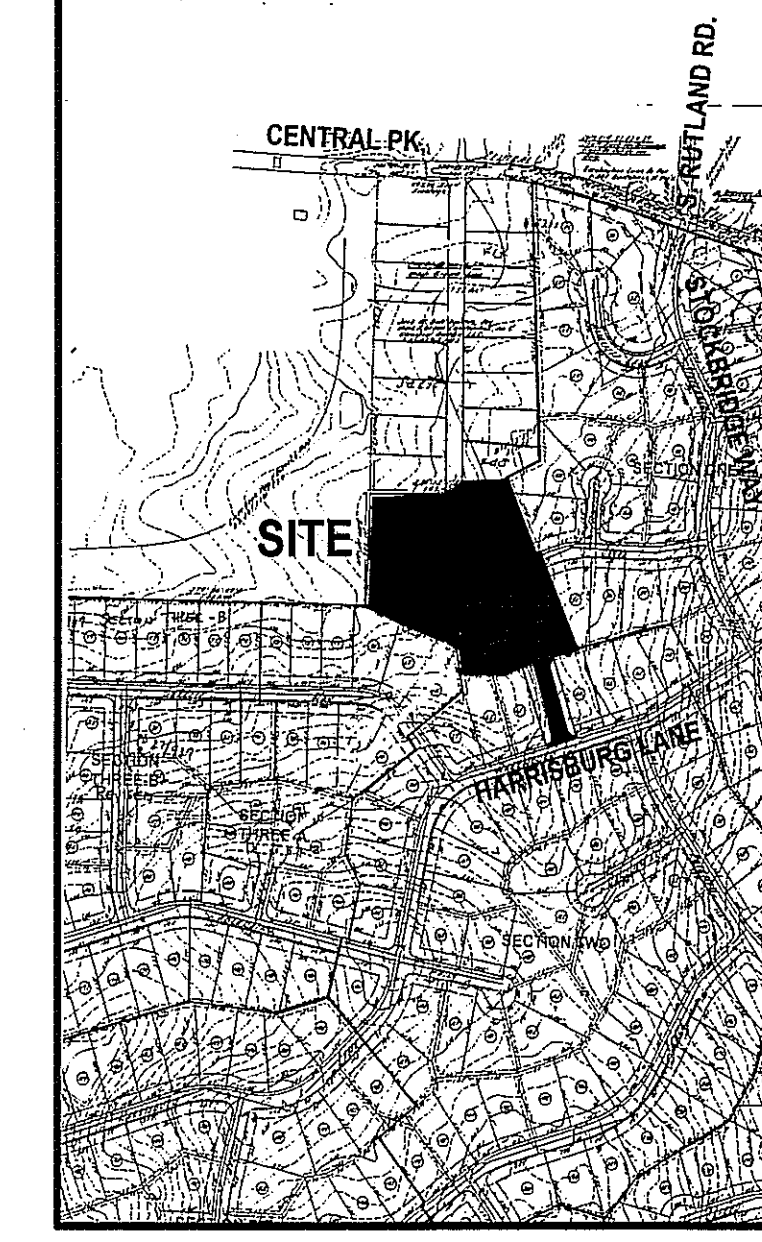
**NOTES:**

- The purpose of this plat is to create 8 individual single family lots, and one lot for detention area.
- This development is to be served by public sewer.
- Road grades shall not exceed 10 percent.
- All corners marked by iron rods unless otherwise noted.
- Utilities shown are for general location only. Contact the appropriate agencies for information regarding these utilities.
- Drainage easements outside designated R.O.W.'s are not the responsibility of the City of Mt. Juliet or Wilson County.
- 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.
- 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.
- 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.
- Stop Signs and Street Name Signs shall be furnished and installed by the Developer at indicated locations.
- Minimum Building Setback Line Requirements, unless otherwise noted:  
 Front = 30 Ft. Minimum Building Setback  
 Rear = 30 Ft. Minimum Building Setback  
 Side = 15 Ft. Minimum Building Setback
- P.U.D.E. = Public Utility and Drainage Easement. 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.
- There is a permanent easement on each lot for the maintenance of the sewage tank and pump.
- To insure appropriate 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.
- This property is not in an area designated as a special flood area, as shown on Community Panel No. 4789CO145D, 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 Pine Creek facility.
- Water main design to be provided by Gladeville Utility District.
- No cut, fill, construction, or disturbance to vegetative buffer within thirty (30) feet of the top of stream.
- 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.
- All sewer lines shown hereon are existing.
- Preliminary Plat was approved by the Wilson County Regional Planning Commission on January 16, 2004.
- This portion of property owned by Wright Farms, LLC, has never been subdivided; therefore is not a re-subdivision.



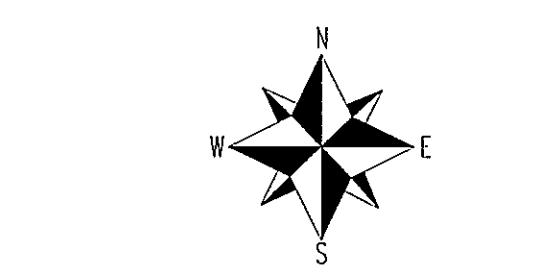
Prior to the recording of this plat, a Home Owners Association shall be created and recorded for all lots. The HOA shall be responsible for maintaining all common areas and their structures.  
 Covenants and Restrictions Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ R.O.W.C., TN.

**LOCATION MAP N.T.S.**



**CURVE TABLE**

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	21°39'54"	125.00'	47.27'	23.92'	46.98'	N 18°18'14" W
C2	30°22'12"	225.00'	150.55'	78.21'	147.75'	S 10°58'05" E
C3	14°02'48"	175.00'	42.90'	21.56'	42.80'	S 70°09'55" W
C4	10°13'17"	200.00'	35.68'	17.89'	35.63'	S 72°04'42" W
C5	09°14'35"	150.00'	24.20'	12.13'	24.17'	S 72°34'02" W
C6	102°36'17"	25.00'	44.77'	31.21'	39.02'	S 61°43'48" E
C7	99°04'58"	25.00'	42.80'	29.90'	37.76'	S 18°54'17" W
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 53°28'17" E
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 36°31'43" W



**LEGEND**

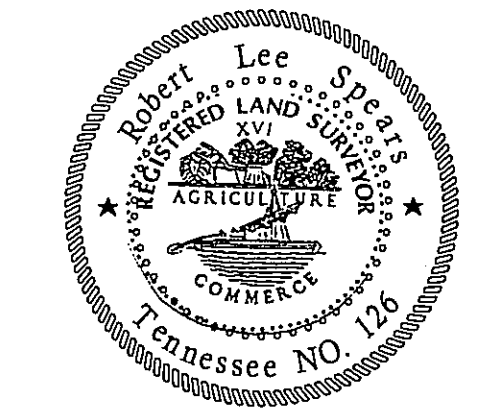
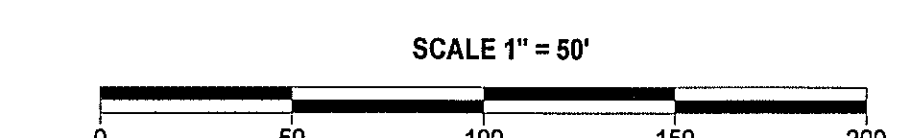
- STOP SIGN: [Symbol]
- IRON ROD FOUND: [Symbol]
- IRON ROD SET: [Symbol]
- CONCRETE MONUMENT FOUND: [Symbol]
- POWER POLE: [Symbol]
- FIRE HYDRANT: [Symbol]
- PROPERTY LINE: [Symbol]
- SET BACK LINES: [Symbol]
- WATER LINE: [Symbol]
- POWER LINE: [Symbol]
- MAJOR CONTOURS: [Symbol] 500
- MINOR CONTOURS: [Symbol] 499
- EASEMENT LINE: [Symbol]
- SEWER FORCE MAIN: [Symbol]
- RIGHT-OF-WAY: [Symbol]
- CENTERLINE: [Symbol]
- CURB LINE: [Symbol]
- DIMENSION LINE: [Symbol]
- WOOD LINE: [Symbol]
- CULVERT: [Symbol]
- SANITARY SEWER: [Symbol]

**8 Single Family Residential Lots**  
 Area: 6.80 +/- Acres  
 Property Map 99, Parcel 4.00  
 Deed Book 1027, Page 1480, R.O.W.C.  
 Zoning: R-1

**FINAL SUBDIVISION PLAT**  
**WRIGHT FARM**  
**SECTION THREE-C**  
 25TH CIVIL DISTRICT, WILSON COUNTY, TN

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

DATE: November 11, 2013  
 REVISED: 12/3/2013  
 REVISED: 12/11/2013



**R.L. SPEARS & CO.**  
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