

VICINITY MAP: NOT TO SCALE

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...



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...

Certificate of Ownership

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...

Certificate of Approval of Streets

I hereby certify: (1) that streets have been installed in an acceptable manner and according to the county specifications or; (2) that a security bond in the amount of \$163,600 has been posted with the Road Commission to assure completion of all required improvements in case of default.

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.

Certificate of Approval of Water Systems

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

County Engineer/Storm Water Official's Certificate

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.

Environmental Resource Inventory Note:

Based on my current knowledge and understanding, the following environmental/soil resources appear to be visually apparent on or immediately adjacent to the subject property: (check all items that apply)

Table with 6 columns: CURVE #, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C20.

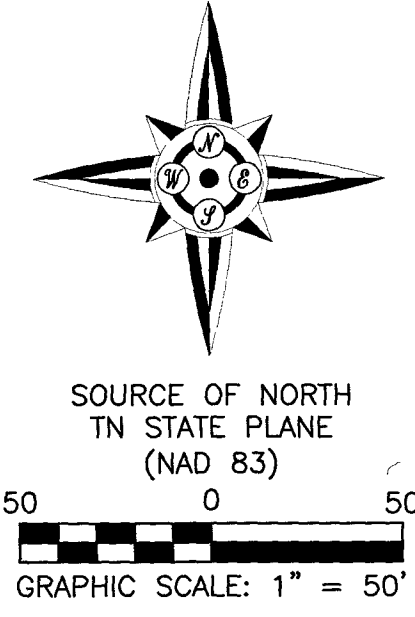
Table with 6 columns: CURVE #, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C21 through C26.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains data for lines L1 through L16.

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...

TOTAL AREA WATER & WASTEWATER AUTHORITY SOILS AREA: 2.27 ± ACRES OR 98,907 SQ. FT.
TOTAL AREA OPEN SPACE: 1.71 ± ACRES OR 74,966 SQ. FT.
TOTAL AREA R.O.W.: 1.62 ± ACRES OR 70,651 SQ. FT.
TOTAL AREA LOTS: 9.75 ± ACRES OR 423,857 SQ. FT.
TOTAL AREA: 15.34 ± ACRES OR 668,210 SQ. FT.

- NOTES:
1. The purpose of this survey is to create 13 buildable lots, 3 open space lots and 1 Water & Wastewater Authority Soils Area and Treatment site.
2. This property is Zoned R-1.
3. Bearings are referenced to State Plane Coordinates.
4. All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
5. The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible opportunities of the site, public records, and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
6. Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
7. Federal Flood Note: This property is not in an area designated as a special flood area as shown on Community NFIP Map No. 47189C01450, Effective Date February 20, 2008.
8. This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
9. Drainage easements outside of designated right-of-ways are not the responsibility of Wilson County.
10. This map may not be altered without consent of this surveyor.
11. 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 thresholds: 5% for a minimum distance of 10 feet from the perimeter of the structure.
12. The lots 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.
13. 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.
14. The recording of this plat, vacates and supersedes the recording of Plat Book 27, Page 303, & Part of Plat Book 28, Page 616, R.O.W.C.T.
15. All residential lots must provide a minimum of 2 parking spaces, side by side, at least 18 feet in width.
16. No road construction shall begin without the approval of the Wilson County Road Commission.
17. All roads shall be built to the specifications in force at the time of construction.
18. This development is to be served by public sewer (Step System) provided by the Water & Wastewater Authority of Wilson County at its Logue Road Treatment Facility.
19. There is a permanent easement on each lot for access & maintenance of sewer tank & facilities.
20. This development is a gated community.
21. All utilities for this development are to be underground.
22. Proposed mail kiosks location is to serve lots 1-47.
23. This development is subject to a Perpetual Stormwater Inspection and Maintenance Agreement, recorded in the Wilson County Register of Deeds as DB. 2106; Pages 2127-2131. The associated stormwater Long Term Maintenance Plan (LTM#021-012) is retained on file at the Wilson County Stormwater Office.
24. All lots will require a Septic Tank Effluent Pump.



PROPERTY INFORMATION:
OWNER: WRIGHT FARMS, LLC
ADDRESS: 430 S RUTLAND ROAD
MT. JULIET, TN, 37122
MAP 99, P/O PARCELS 88.00 & 88.03
DEED BOOK 2073, PAGE 249 & DEED BOOK 2073, PAGE 251
REGISTERS OFFICE OF WILSON COUNTY TENNESSEE

FINAL PLAT OF PHASE 1
AUTUMN BREEZE
MAP 99, P/O PARCEL 88.00 & MAP 99, PARCEL 88.03
25TH CIVIL DISTRICT of WILSON COUNTY, TENNESSEE
DATE: FEBRUARY 1, 2022 JOB#21-0506-4108
Revised Per County Planning: 03-15-2022
Revised Per Wastewater: 11-07-2022



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