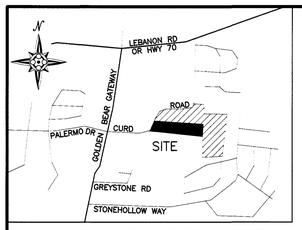
TOTAL AREA: 8.65 ACRES +/- or 376,841 SQ.FT. +/-



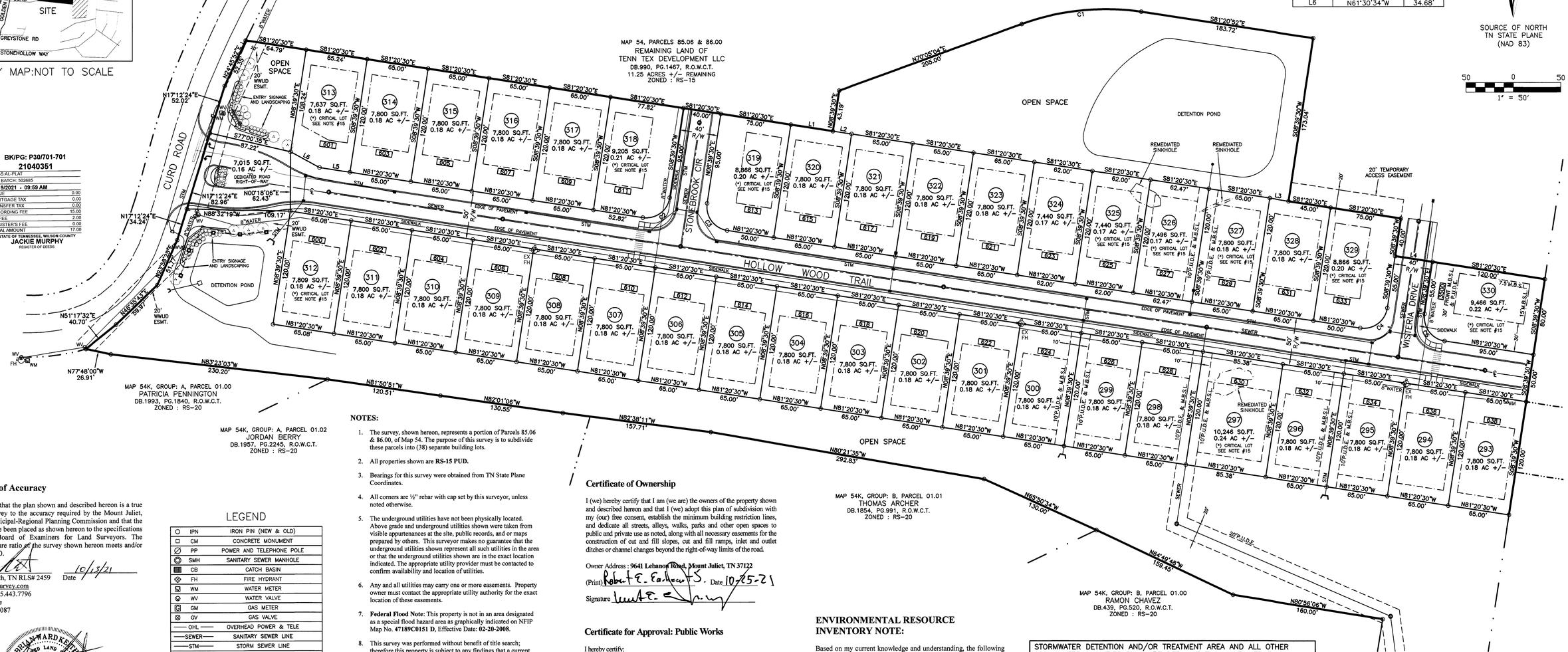
VICINITY MAP:NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	128.06'	260.00'	28°13'11"	S84°08'34"W	126.77'
C2	39.27'	25.00'	90°00'00"	N53°39'30"E	35.36'
C3	39.27'	25.00'	90°00'00"	S36°20'30"E	35.36'
C4	39.27'	25.00'	90°00'00"	N53°39'30"E	35.36'
C5	39.27'	25.00'	90°00'00"	S36°20'30"E	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°20'30"E	45.00'
L2	S81°20'30"E	20.00'
L3	S81°20'30"E	20.00'
L4	S81°20'30"E	40.00'
L5	N81°20'30"W	32.62'
L6	N61°30'34"W	34.68'

SOURCE OF NORTH
TN STATE PLANE
(NAD 83)

50 0 50
1' = 50'



BK/PG: P30/701-701
21040351

1 PGS:AL-PLAT
SUE BATCH: 502685
11/19/2021 - 09:59 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

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 Mount Juliet, Tennessee, Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors. The unadjusted closure ratio of the survey shown hereon meets and/or exceeds 1:10,000.

Brian Ward Keith, TN RLS# 2459 Date 10/13/21
bkeith@kandsurvey.com
Office Phone 615.443.7796
1012 Sparta Pike
Lebanon, TN 37087

BRIAN WARD KEITH
REGISTERED LAND SURVEYOR
AGRICULTURE
STATE OF TENNESSEE
10/13/21
NO. 2459

LEGEND

IPN	IRON PIN (NEW & OLD)
CM	CONCRETE MONUMENT
PP	POWER AND TELEPHONE POLE
SMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
GV	GAS VALVE
OHL	OVERHEAD POWER & TELE
SEWER	SANITARY SEWER LINE
STM	STORM SEWER LINE
WATER	WATERLINE
GAS	GASLINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE (M.B.S.L.)

NOTES:

1. The survey, shown hereon, represents a portion of Parcels 85.06 & 86.00, of Map 54. The purpose of this survey is to subdivide these parcels into (38) separate building lots.
2. All properties shown are **RS-15 PUD.**
3. Bearings for this survey were obtained from TN State Plane Coordinates.
4. All corners are ½" 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 appurtenances at 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 hazard area as graphically indicated on NFIP Map No. **47189C0151 D**, Effective Date: **02-20-2008**.
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 the City of Mt. Juliet.
10. 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.
11. 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.
12. 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.
13. All West Wilson Utility District public water lines have a 20' wide easement. Said easement being 10' each side of the centerline of the water line.
14. This map may not be altered without consent of this surveyor.
15. **Critical Lot Note:** Critical lots as indicated hereon (*) must submit an individualized grading, sediment control, and stabilization plan to the City of Mount Juliet Public Works Director for review and stamp approval prior to issuance of a building permit. Said plan shall be stamped by a State of Tennessee Licensed professional engineer (Civil or Geotechnical) with a note of certification as to the soundness and stability of proposed structures on the property. An outline of the requirements for this required critical lot plan can be found in the appendix of the Wilson County Subdivision Regulations.
16. The City of Mount Juliet is not responsible maintaining any space outside of the R.O.W.
17. Stub Roads shown on this plat to serve as access to Open Space/Detention Pond. An access easemnt to Open Space will be shown in future phases.

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, 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 Address : **9641 Lebanon Road, Mount Juliet, TN 37122**
(Print) Robert E. Earhart S. Date 10-25-21
Signature

Certificate for 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.

Andy Corlew, Director
Name and Title (please print)
Signature Date 11/18/21

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.

Amanda Dodd
Wilson County Emergency Communications E-911 District Official
10.22.21
Date

Certificate for 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 11/18/21
Secretary, Planning Commission

THIS PLAT IS VOID UNLESS RECORDED BY 11/18/22

ENVIRONMENTAL RESOURCE INVENTORY NOTE:

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

__STREAMS
__WETLANDS
__SINKHOLE w/NATURAL DEPRESSION
__SPECIAL FLOOD AREA
__SENSITIVE SLOPES (<1.5% OR >15%)
__OTHER (DESCRIBE:_____)
_x_NONE

Certificate of Acknowledgment of Sanitary Sewer Utility Bond

I hereby certify: (1) that sanitary sewer utilities shown on this Final Subdivision Plat have been installed in an acceptable manner according to specifications, and in compliance with all City of Mt. Juliet testing requirements; and (2) that a surety instrument in the amount of $38,413.20, has been posted with the City of Mt. Juliet to assure completion of all required sanitary sewer utility improvements in case of default.

11/18/21
Date Director of Public Works

Certificate of Approval of Utility 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.

West Wilson Water
N/A
Authorized Agent Name (please print)
Date
Authorized Agent Signature

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 1843, PAGE 468, R.O.W.C.T. THE PROPERTY OWNER SHALL PROTECT AND MAINTAIN THESE FACILITIES TO ALLOW THEM TO FUNCTION PROPERLY. THE CITY OF MOUNT JULIET IS NOT RESPONSIBLE FOR AREAS OUTSIDE THE R.O.W..

Certificate of Approval of Public Ways for Bond Posting

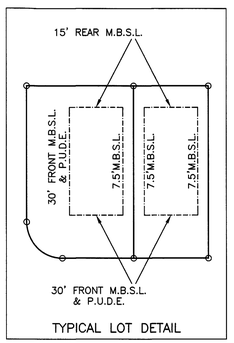
I hereby certify: (1) that all designated public ways shown on this Final Subdivision Plat have been installed in an acceptable manner and according to the specifications of the City of Mt. Juliet Subdivision Regulations; or (2) that a surety has been posted with the City of Mt. Juliet in the amount of $165,997.03 to guarantee Completion of all required improvements in case of default.

11/18/21
Date Director of Public Works

Certificate of Acknowledgement of Water Utility Bond

I hereby certify:
(1) that utilities have been installed in an acceptable manner and according to specifications or:
(2) that a security bond in the amount of $418,300.00 has been posted with the ~~Road Commission~~ to assure completion of all required utility improvements in case of default.

Faeddie Weston
Name and Title (please print)
Signature Date 10/15/21



TYPICAL LOT DETAIL

LOT TABLE			
LOT	HOLLOW WOOD TRAIL	SQ.FT.	ACRES
293	638	7,800	0.18
294	636	7,800	0.18
295	634	7,800	0.18
296	632	7,800	0.18
297	630	10,246	0.24
298	628	7,800	0.18
299	626	7,800	0.18
300	624	7,800	0.18
301	622	7,800	0.18
302	620	7,800	0.18
303	618	7,800	0.18
304	616	7,800	0.18
305	614	7,800	0.18
306	612	7,800	0.18
307	610	7,800	0.18
308	608	7,800	0.18
309	606	7,800	0.18
310	604	7,800	0.18
311	602	7,800	0.18
312	600	7,809	0.18
313	601	7,637	0.18
314	603	7,800	0.18
315	605	7,800	0.18
316	607	7,800	0.18
317	609	7,800	0.18
318	611	9,205	0.21
319	613	8,866	0.20
320	615	7,800	0.18
321	617	7,800	0.18
322	619	7,800	0.18
323	621	7,800	0.18
324	623	7,440	0.17
325	625	7,440	0.17
326	627	7,440	0.17
327	629	7,800	0.18
328	631	7,800	0.18
329	633	8,866	0.20
	WISTERIA DRIVE		
330	3500	9,466	0.22
	TOTAL	302,815	6.68

PROPERTY INFORMATION:

OWNER: TENN TEX DEVELOPMENT, LLC
ADDRESS: 9641 LEBANON ROAD
MOUNT JULIET, TN 37122
MAP 54, PARCELS 85.06 & 86.00
DEED BOOK 1223, PAGE 1326
& BOOK 990, PAGE 1467
REGISTER'S OFFICE of
WILSON COUNTY TENNESSEE

K&A Land Surveying
1012 Sparta Pike Lebanon TN, 37087
Office Phone- 615-443-7796

FINAL PLAT OF

STONE HOLLOW PHASE 5

TENN TEX DEVELOPMENT, LLC PROPERTY

MAP 54, PARCELS 85.06 & 86.00 p/o
1st CIVIL DISTRICT of WILSON COUNTY, TENNESSEE

DATE: AUGUST 2, 2021 JOB # 20-0501-3146

REVISION DATE	PLANNING COMMENTS, 08-30-21	REVISION DATE	WATER & F.H. LOCATION, 10-12-21
REVISION DATE	PLANNING COMMENTS, 09-29-21	REVISION DATE	