

VICINITY MAP: NOT TO SCALE

#### Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) 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: 9541 Lebanon Rd, Mount Juliet, TN 37122

(Print) Wright Farms, LLC

Date 9-28-2023

Signature [Signature]

#### 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 Regulations and other Wilson County Land Use Regulations.

County Engineer/Designated Storm Water Official  
Date 9-12-23

#### 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 (<15% OR >15%)  
☐ OTHER  
☒ NONE

#### Certificate for Approval for Recording

I hereby certify that the subdivision plot 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 the Wilson County Registrar.

Secretary, Planning Commission  
Date 9-28-2023

THIS PLAT IS VOID UNLESS RECORDED BY 9-28-2024

#### 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.

Wilson County Emergency Communications E-911 District Official  
Date 9-11-23

#### Certificate of Approval of Streets

I hereby certify:  
(1) that streets have been installed in an acceptable manner and according to the Wilson County Road Commission specifications, and  
(2) that a Letter of Credit in the amount of \$ 750,000 has been posted with the Wilson County Road Commission to assure completion of all required improvements in case of default.

Name and Title (Please Print)  
Signature [Signature] Date 9/14/2023

#### Certificate of Acknowledgement of Water Utility System

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 \$ 750,000 has been posted with the Glensville Water Utility District to assure completion of all required utility improvements in case of default.

Name and Title (Please Print)  
Signature [Signature] Date 9/14/23

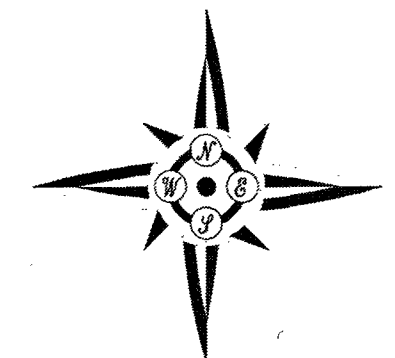
#### Public Sewer System

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 solid lots.

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

This the 28 day of SEPTEMBER, 2023  
Signature of Authorized Agent of the Public Sewer Provider  
Designated Public Sewer Providing Agency (Please Print)

TOTAL AREA: 7.55 ± ACRES OR 328,786 SQ. FT.



SOURCE OF NORTH  
TN STATE PLANE  
(NAD 83)

50 0 50  
GRAPHIC SCALE: 1" = 50'

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. ALSO REFERENCE THE AGREEMENT FOR THE RESERVE AT WRIGHT FARMS, PHASES 2, 3, & 4 IN DEED BOOK 1715 ; PAGES 487-494 R.O.W.C.T.

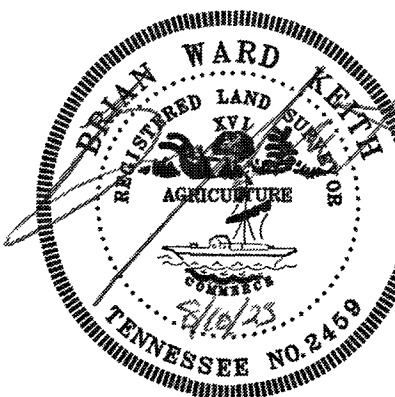
#### NOTES:

- The survey, shown hereon, represents a portion of Parcel 5.03, of Map 99. The purpose of this survey is to create (16) separate building lots.
- All properties shown are Zoned: R-1.
- Bearings for this survey were obtained from TN State Plane Coordinates.
- There is a permanent easement on each lot for the maintenance of the sewage tank and pump.
- All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
- The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appearances 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.
- 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.
- Federal Flood Note: This property is not in an area designated as a special flood hazard area as graphically indicated on NFP Map No. 47189C0165 D, Effective Date: 05-09-2023.
- 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.
- Drainage easements outside of designated right-of-ways are not the responsibility of the City of Mt. Juliet or Wilson County.
- 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: 5X 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 this subdivision; the builder and/or owner should investigate the current soil conditions and consult with others to ensure 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.
- All lots to be served by public sewer provided by Water and Wastewater Authority of Wilson County "STEP" system with treatment at the Logue Road Treatment Facility. All lots in this section require a pump for connection to wastewater collection system.
- All residential lots must provide a minimum of 2 parking spaces, side by side, at least 18 feet in width.
- No road construction shall begin without the approval of the Wilson County Road Commission.
- All roads shall be built to the specifications in force at the time of construction.
- No sink hole/depressions or streams are present on the property.
- This map may not be altered without consent of this surveyor.
- Critical Lot Note: Critical lots as indicated hereon (\*) must submit an individualized grading, sediment control, and stabilization plan to the County Engineer 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.

#### 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 Mt. 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.

Surveyor: Brian Ward, Keith, TN RLS# 2458  
Office: 615-443-7796  
1012 Sparta Pike  
Lebanon, TN 37087



PROPERTY INFORMATION:  
OWNER: WRIGHT FARMS, LLC  
ADDRESS: 9641 LEBANON ROAD  
MT. JULIET, TN 37122  
MAP 99, P.O. PARCEL 5.03  
DEED BOOK 2144, PAGE 1389  
REGISTERS OFFICE OF  
WILSON COUNTY TENNESSEE

K&A Land Surveying

1012 Sparta Pike Lebanon TN, 37087  
Office Phone- 615-443-7796

FINAL PLAT OF PHASE 3  
**RESERVE AT WRIGHT FARM**  
MAP 99, P.O. PARCEL 5.03  
24TH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE

DATE: JUNE 21, 2023 JOB#23-0602-3224

Revised Per Mount Juliet Planning: July 17, 2023

Revised Per Mount Juliet Planning: July 31, 2023

Revised Per Stormwater: August 10, 2023

Revised Per Wastewater:

BK/PG: P31/651-651	23119440
TPGSAL PLAT	
ISSUANCE DATE: 09/28/2023	02:39 PM
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