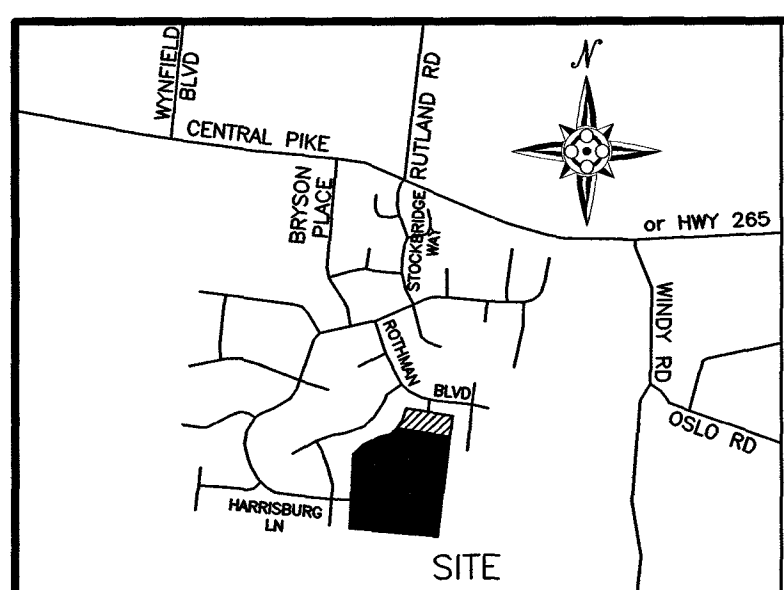




VICINITY MAP: NOT TO SCALE

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.

County Engineer/Designated Storm Water Official
Date: 01/24/2022

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: _____
☒ NONE

Certificate for Approval for Recording

I hereby certify that the subdivision plan shown herein 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: 01/25/2023

THIS PLAT IS VOID UNLESS RECORDED BY 01/25/2023

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: 1-24-22

Certificate of Approval of Streets

- I hereby certify:
- that streets have been installed in an acceptable manner and according to the Wilson County Road Commission specifications or
 - that a Letter of Credit in the amount of \$260,000 has been posted with the Wilson County Road Commission to assure completion of all required improvements in case of default.

Sharon Radey
Name and Title (please print)
Sharon Radey
Signature
Date: 1-24-22

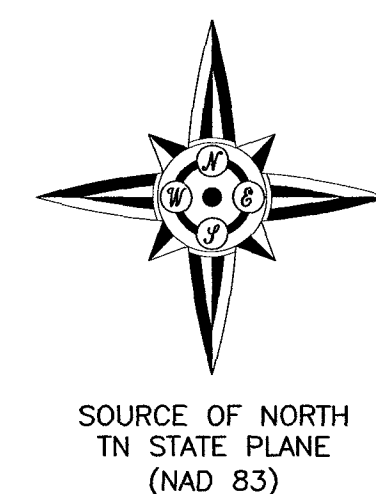
NOTES:

- The survey, shown hereon, represents a portion of Parcel 4.00 of Map 99. The purpose of this survey is to create (37) 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 NFIP Map No. 47189 C 0165 D, Effective Date: 02-20-2008.
- 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: 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 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, 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 holes/depressions or streams are present on the property.
- This map may not be altered without consent of this surveyor.

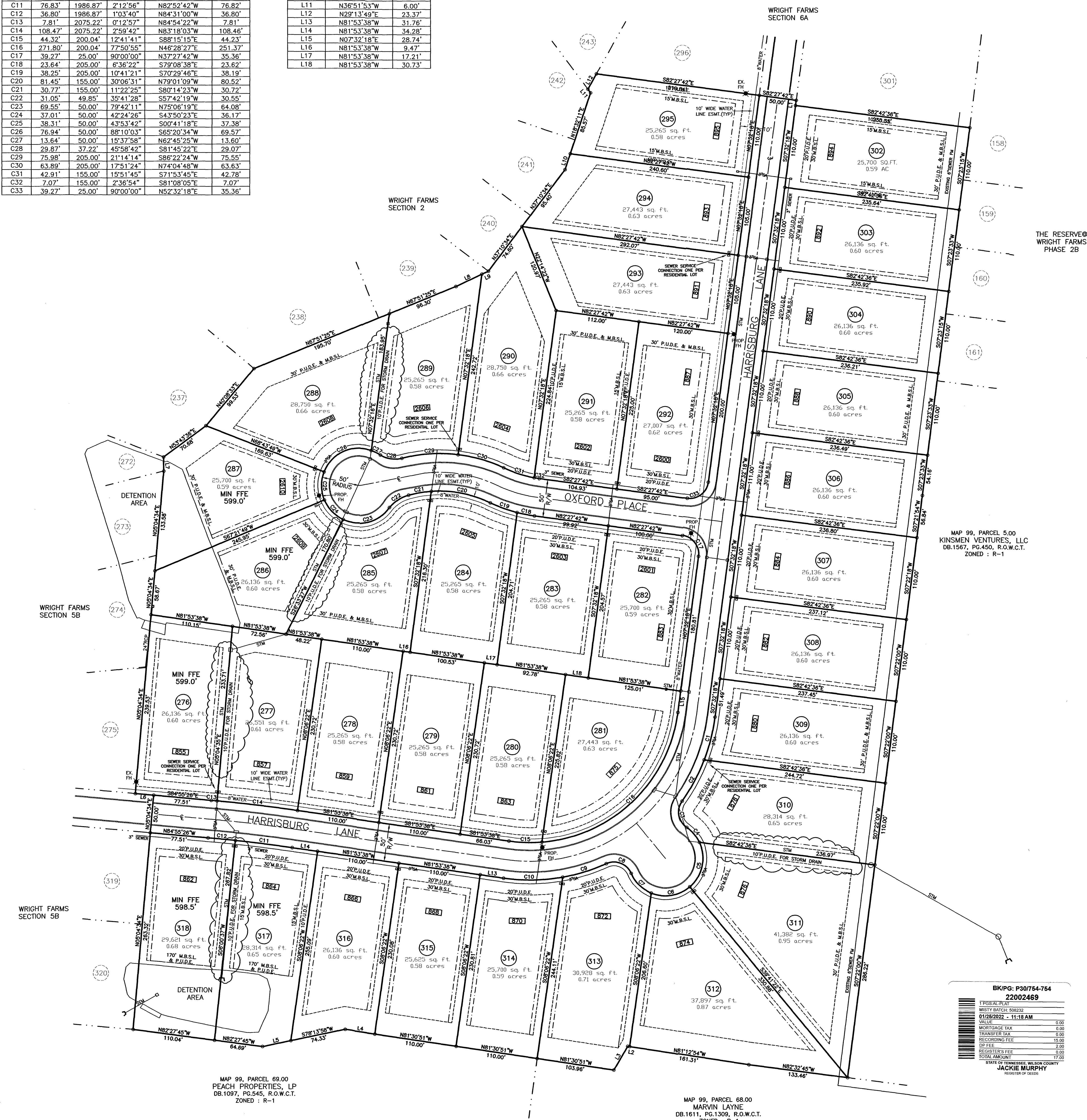
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	59.09'	250.04'	133°22'24"	N14°17'53"E	58.95'
C2	62.58'	250.04'	142°20'27"	N28°14'18"E	62.42'
C3	39.65'	25.00'	90°51'53"	S09°58'25"E	35.62'
C4	26.52'	50.00'	302°33'22"	N40°15'14"W	26.21'
C5	65.24'	50.00'	74°45'21"	N12°19'08"E	60.71'
C6	54.63'	50.00'	62°35'51"	N80°59'44"E	51.95'
C7	38.72'	50.00'	44°22'13"	S45°31'15"E	37.76'
C8	39.68'	25.00'	90°51'58"	N68°50'52"W	35.64'
C9	61.33'	250.04'	140°31'16"	N72°50'08"E	61.18'
C10	79.58'	250.04'	181°44'05"	N88°58'49"E	79.24'
C11	76.83'	1986.87'	2°12'56"	N82°52'42"W	76.82'
C12	36.80'	1986.87'	1°03'40"	N84°31'00"W	36.80'
C13	7.81'	2075.22'	0°12'57"	N84°54'22"W	7.81'
C14	108.47'	2075.22'	2°59'42"	N83°18'03"W	108.46'
C15	44.32'	200.04'	124°14'11"	S88°18'15"E	44.23'
C16	271.80'	200.04'	7°50'55"	N46°28'27"E	251.37'
C17	39.27'	25.00'	90°00'00"	N37°27'42"W	35.36'
C18	23.64'	205.00'	6°36'22"	S79°08'38"E	23.62'
C19	38.25'	205.00'	10°41'21"	S70°29'46"E	38.19'
C20	81.45'	155.00'	30°06'31"	N79°01'09"W	80.52'
C21	30.77'	155.00'	11°22'26"	S80°14'23"W	30.72'
C22	31.05'	49.85'	35°41'28"	S57°42'19"W	30.55'
C23	69.55'	50.00'	79°42'11"	N75°06'19"E	64.08'
C24	37.01'	50.00'	42°24'26"	S43°50'23"E	36.17'
C25	38.31'	50.00'	43°53'42"	S00°41'18"E	37.38'
C26	76.94'	50.00'	88°10'03"	S65°20'34"W	69.57'
C27	13.64'	50.00'	13°57'58"	N65°45'29"W	13.60'
C28	29.87'	37.22'	45°58'42"	S81°45'22"E	29.07'
C29	75.98'	205.00'	21°14'14"	S86°22'24"W	75.55'
C30	63.89'	205.00'	17°51'24"	N74°04'48"W	63.63'
C31	42.91'	155.00'	15°51'45"	S71°53'45"E	42.78'
C32	7.07'	155.00'	2°36'54"	S81°08'05"E	7.07'
C33	39.27'	25.00'	90°00'00"	N52°32'18"E	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°32'18"W	6.97'
L2	N81°12'54"W	2.58'
L3	S30°24'48"W	36.65'
L4	N81°30'51"W	40.10'
L5	S78°13'58"W	38.93'
L6	N84°55'26"W	24.67'
L7	N00°55'55"W	18.70'
L8	N64°49'26"E	38.43'
L9	N64°49'26"E	9.55'
L10	N18°32'11"E	22.49'
L11	N36°51'53"W	6.00'
L12	N29°13'49"E	23.37'
L13	N81°53'38"W	31.76'
L14	N81°53'38"W	34.28'
L15	N07°32'18"E	28.74'
L16	N81°53'38"W	9.47'
L17	N81°53'38"W	17.21'
L18	N81°53'38"W	30.73'

TOTAL AREA: 25.86 ACRES +/- or
1,126,305 SQ.FT. +/-



60 0 60
1" = 60'



LOT TABLE		
LOT	SQ. FT.	ACRES
276	26,136	0.60
277	26,551	0.61
278	25,265	0.58
279	25,265	0.58
280	25,265	0.58
281	27,443	0.63
282	25,700	0.59
283	25,265	0.58
284	25,265	0.58
285	25,265	0.58
286	26,136	0.60
287	25,700	0.59
288	25,265	0.58
289	25,265	0.58
290	28,750	0.66
291	25,265	0.58
292	27,007	0.62
293	27,443	0.63
294	27,443	0.63
295	25,265	0.58
296	25,700	0.59
297	26,136	0.60
298	26,136	0.60
299	26,136	0.60
300	26,136	0.60
301	26,136	0.60
302	26,136	0.60
303	26,136	0.60
304	26,136	0.60
305	26,136	0.60
306	26,136	0.60
307	26,136	0.60
308	26,136	0.60
309	26,136	0.60
310	26,136	0.60
311	41,382	0.95
312	37,897	0.87
313	30,928	0.71
314	25,700	0.59
315	25,265	0.58
316	26,136	0.60
317	28,314	0.65
318	29,621	0.68
TOTAL	1,006,653	23.11

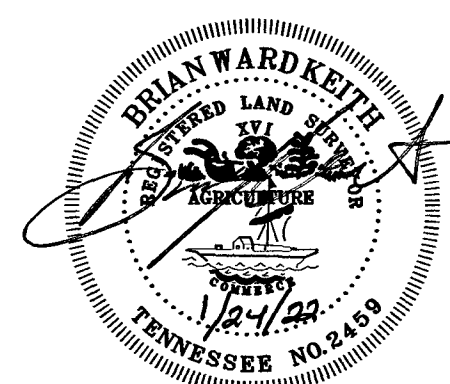
LEGEND	
IPN	IRON PIN (NEW)
IPD	IRON PIN (OLD)
CM	CONCRETE MONUMENT
HCP	HANDICAP PARKING
BOL	BOLLARD
SIGN TYPE DENOTED ON PLAT	
PP	POWER POLE
TP	TELEPHONE POLE
PTP	POWER AND TELEPHONE POLE
LP	LIGHT POLE
SMH	SANITARY SEWER MANHOLE
CO	SEWER CLEANOUT
CB	CATCH BASIN
DCB	CATCH BASIN (DOUBLE)
DMH	DRAIN MANHOLE (STORM)
PH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
GV	GAS VALVE
PROPERTY LINE	
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE (M.B.S.L.)
---	FLOODLINE
---	OVERHEAD POWER
---	OVERHEAD TELEPHONE
---	OVERHEAD POWER & TELE
---	UNDERGROUND TELE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATERLINE
---	GASLINE

BKPG: P30754-754	
22002469	
TRUSTEE: BATES	0.00
TRUSTEE: BATES	0.00
6/12/2022 - 11:18 AM	0.00
TRANSFER TAX	1.00
MORTGAGE 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 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.

Jackie Murphy
Surveyor, Wilson County, TN
Office Phone: 615-443-7796
1012 Sparta Pike
Lebanon, TN 37087



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.

Certificate of Approval of Public Sewer Utility System

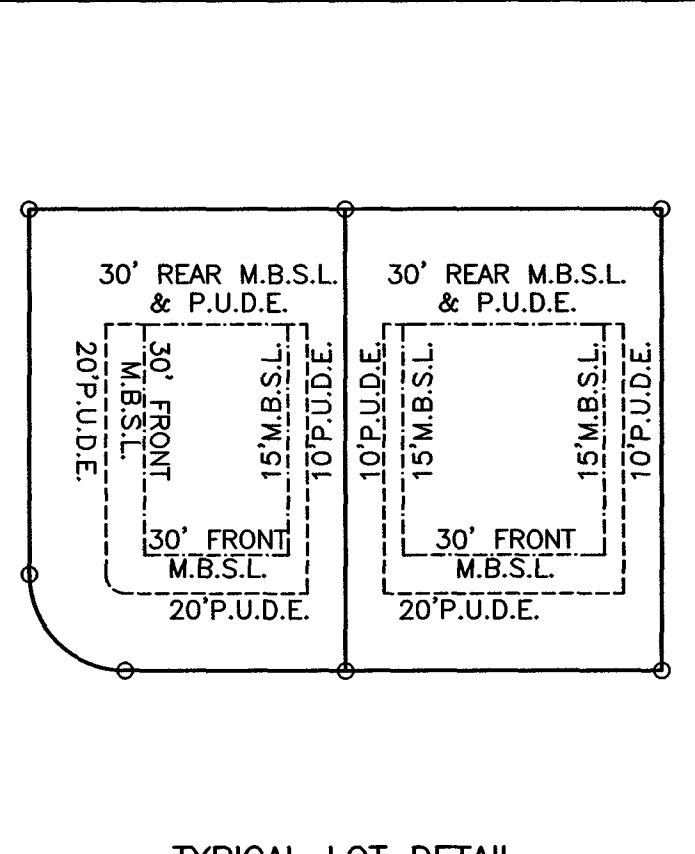
The Public Sewer Provider hereby certifies that it has obtained the appropriate state and/or federal wastewater permits for the public wastewater system to serve the building lots shown on this plat and that it will be responsible for the operation and maintenance of the wastewater system installed to 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 survey has been provided.

Date: 1/24/2022
Authorized Agent, Signature/Title
LOC Amount: \$7,350.00
Public Sewer Provider

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, paths and other open spaces to 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 Rd, Mount Juliet, TN 37122
Date: 1-22-2022
Authorized Agent, Signature/Title
Signature: Jackie Murphy



PROPERTY INFORMATION:
OWNER: WRIGHT FARMS, LLC & UNIVERSAL HOMES
ADDRESS: 9641 LEBANON RD
MOUNT JULIET, TN 37122
MAP 99, PARCEL 4.00 p/o
DEED BOOK 1027, PAGE 1480
REGISTER'S OFFICE OF WILSON COUNTY TENNESSEE

FINAL SUBDIVISION PLAT OF THE
WRIGHT FARMS SECTION SIX-B
MAP 99, PARCEL 4.00 p/o
25th CIVIL DISTRICT of WILSON COUNTY, TENNESSEE

DATE: AUGUST 20, 2021 JOB # 21-0526-3995
REVISION DATE: 12/29/21-ENGINEERING/PW
REVISION DATE: _____