

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 THE PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET & OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT OF WAY LIMITS OF THE ROAD.

DATE _____ OWNER _____

**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.

DATE _____ COUNTY ENGINEER/DESIGNATED STORM WATER OFFICIAL _____

POSITIVE DRAINAGE NOTE:

TO INSURE APPROPRIATELY DESIGNED AND INSTALLED DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION DEVELOPMENT, STRUCTURES TO BE ERRECTED 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.

GRADING NOTES:

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.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE & CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILSON COUNTY TENNESSEE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

DATE _____ SURVEYOR _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THE APPROPRIATE SURETY HAS BEEN PROVIDED.

WATER SYSTEM _____ AUTHORIZED SIGNATURE _____
DATE _____

CERTIFICATE OF APPROVAL OF ACKNOWLEDGMENT OF UTILITY BOND

I HEREBY CERTIFY (1) THAT THE UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN PLACED WITH THE WILSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED UTILITY IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME AND TITLE _____

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE ROAD COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME & TITLE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS 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 AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE _____ SECRETARY, PLANNING COMMISSION _____

PLAT VOID IF NOT RECORDED BY: _____

WILSON COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSING

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 _____

FEDERAL FLOOD NOTE:
THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY NFIP MAP NO. 47189C0016D, EFFECTIVE DATE: FEBRUARY 20, 2008.

**OWNER/DEVELOPER
JEAN GARRETT
3382 SAUDERSVILLE FERRY
MT. JULIET, TN. 37122**

**TAX MAP 29, PARCEL 2.01
DEED BOOK 358, PAGE 421
PROPERTY ZONED: R-1**

**A FINAL PLAN OF THE
JEAN GARRETT PROPERTY**

1ST CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE

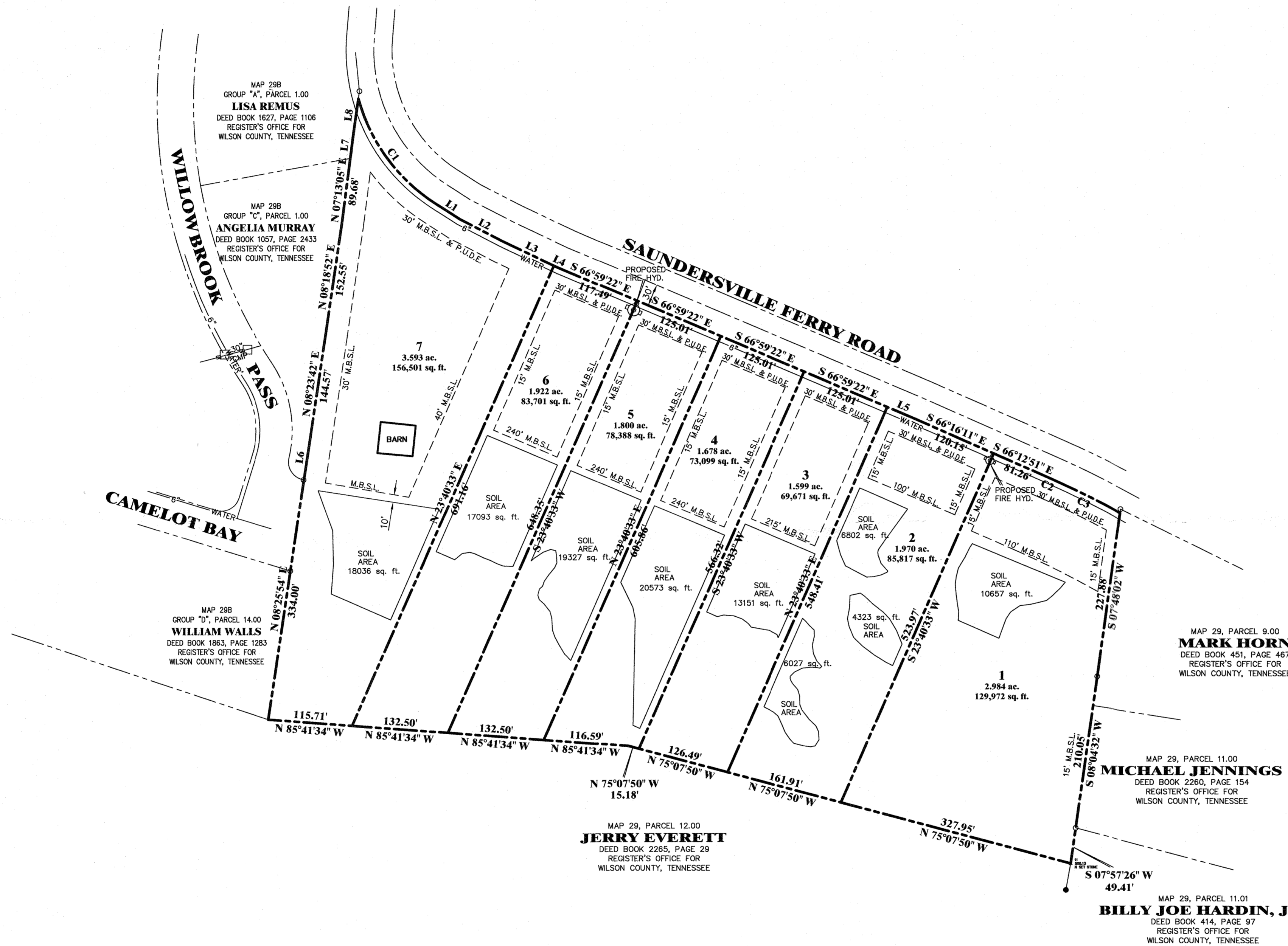
0 50' 100' 200' 300'

Graphic Scale

SCALE: 1" = 100'

DATE: SEPTEMBER 29, 2023

JOB NO.: 23-11199 WC

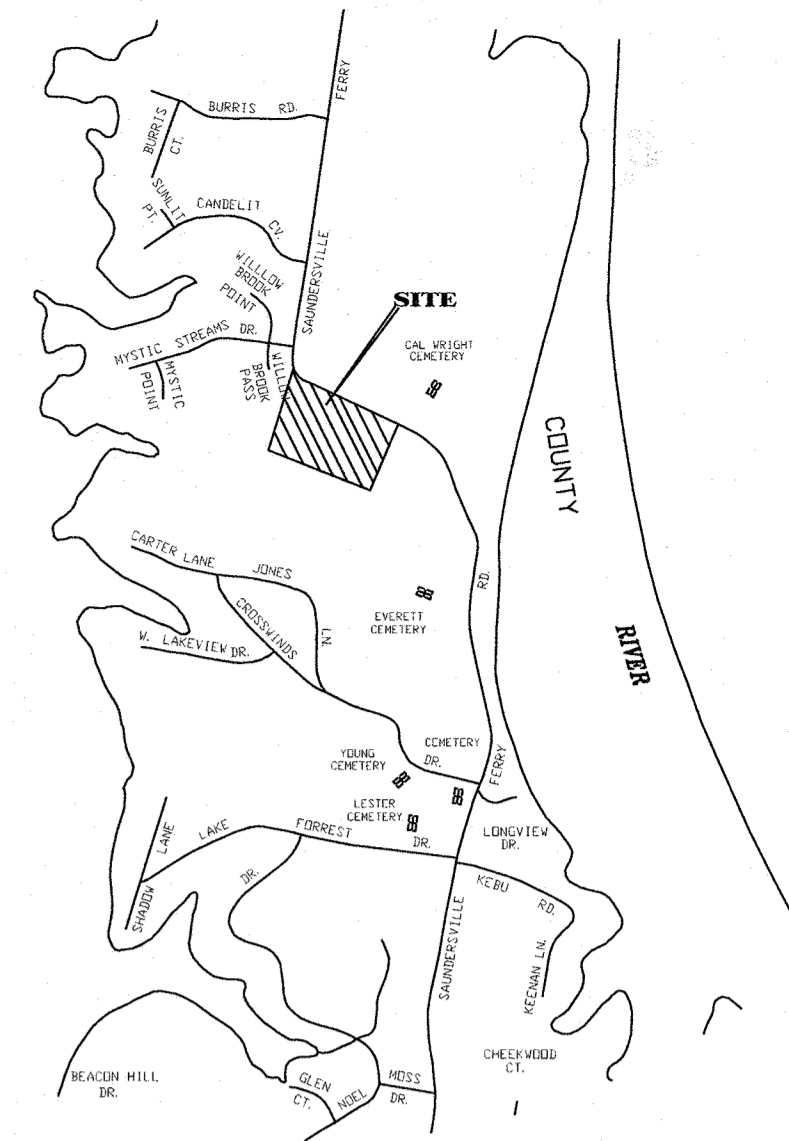
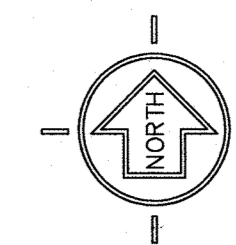


CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL WITH RESTRICTIONS

Approval is hereby granted for lots _____ defined as _____ County Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Environmental Specialist, Division of Ground Water Protection



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S57°13'19"E	39.32
L2	S62°38'24"E	67.68
L3	S64°34'04"E	77.08
L4	S64°34'04"E	7.52
L5	S66°59'22"E	39.85
L6	N08°25'54"E	60.00
L7	N07°13'05"E	34.81
L8	N08°13'05"E	48.51

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	184.42	251.90	41°56'53"	S36°14'52"E	180.33
C2	8.74	1394.28	0°21'33"	N66°04'04"W	8.74
C3	102.00	1394.28	4°11'30"	N63°47'33"W	101.98

NOTE:

- ALL CORNERS MARKED BY IRON PINS UNLESS NOTED OTHERWISE.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES, 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 COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
- 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.
- BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES.
- NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- 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 TIME OF CONSTRUCTION.
- ALL RESIDENTIAL PROPERTIES MUST PROVIDE A MINIMUM OF 2 PARKING SPACES SIDE BY SIDE AT LEAST 18' IN WIDTH.
- DRIVEWAYS FOR LOTS 2, 4, 6, & 8 SHALL BE INSTALLED NEAR THE EAST PROPERTY LINE.
- DRIVEWAYS FOR LOTS 3, 5, & 7 SHALL BE INSTALLED NEAR THE WEST PROPERTY LINE.

DRAINAGE EASEMENTS OUTSIDE DESIGNATED R.O.W.'s ARE NOT THE RESPONSIBILITY OF THE CITY OF LEBANON OR OF WILSON COUNTY.

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:

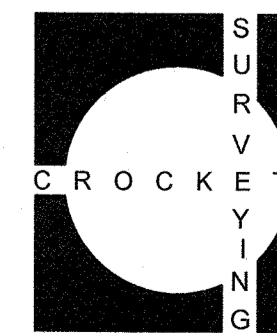
(Check all items that apply)

- ___ STREAMS
- ___ WETLANDS
- ___ SINKHOLE/NATURAL DEPRESSION
- ___ SPECIAL FLOOD AREA
- ___ SENSITIVE SLOPES (<1.5% OR >15%)
- ___ OTHER (DESCRIBE: _____)
- ___ NONE

LEGEND

- (R(N)) IRON ROD (NEW)
- (R(O)) IRON ROD (OLD)
- PIPE IRON PIPE (OLD)
- W— WATER LINE
- ⊕ FIRE HYDRANT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- ⊕ POWER POLE
- P&T— POWER AND TELEPHONE
- ⊙ ROCK WALL
- FENCE LINE
- ⊕ WOOD POST

Greenbelt Note: Residents or occupants of this development, are hereby notified that active agricultural/forestry production or a working farm exists as within this general vicinity at present. As such, livestock, poultry, swine, fertilizer, agricultural/forestry equipment and other agriculture/forestry related materials and activities may produce strong odors, loud or incessant noise and dust.



427 PARK AVENUE
LEBANON, TN., 37087
(615) 444-6593
SUBDIVISION DESIGN
SURVEYS • LAND PLANNING

TOTAL AREA: 15.54 ± ACRES