

VICINITY MAP N.T.S.

UTILITY NOTE
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED 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. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

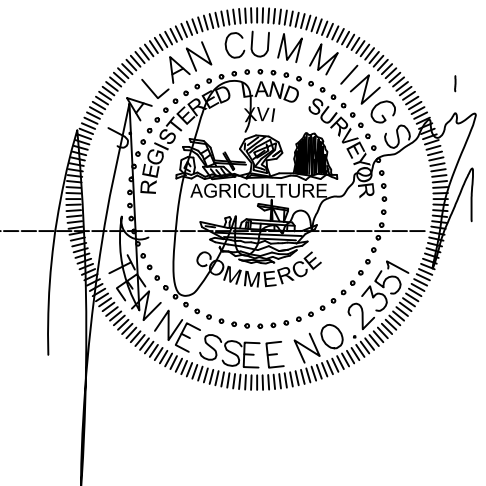
- NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE 13 SINGLE FAMILY LOTS.
 2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820.03.07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
 3. UTILITIES SHOWN ARE TAKEN FROM FIELD MEASUREMENTS OF STRUCTURES SHOWN AS WELL AS FROM INFORMATION FURNISHED BY UTILITY OWNER REPRESENTATIVE.
 4. BASIS OF BEARINGS: TN SPC NAD 83
 5. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL FLOOD HAZARD AREA" PER DHS/FEMA, FIRM COMMUNITY PANEL NO. 47189C0131D, DATED FEBRUARY 20, 2008, AND PANEL NO. 47189C0132D, DATED FEBRUARY 20, 2008.
 6. WEST WILSON UTILITY DISTRICT (WWUD) EASEMENTS ARE EXCLUSIVE EXCEPT FOR PAD MOUNTED EQUIPMENT INSTALLATION AND MAINTENANCE BY MTEC, TDS TELECOM, AND COMCAST. NO OTHER UTILITY PROVIDERS SHALL HAVE USE OF WWUD EASEMENTS WITHOUT THE PRIOR WRITTEN PERMISSION BY THE ACTING MANAGER OF THE WWUD.
 7. ALL PUBLIC WATERLINES SHALL HAVE A 20' EASEMENT, 10' EACH SIDE FOR ALL CONSTRUCTED LINES. ALL WATERLINES SHOWN HEREON ARE PER THE CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED. HOME BUILDER AND/OR DEVELOPER SHALL FIELD VERIFY ACTUAL INSTALLED WATERLINE LOCATION AND ADJUST EASEMENT ACCORDINGLY.
 8. THE SUBJECT PROPERTY IS CURRENTLY ZONED "RS-10 PUD" RESIDENTIAL DISTRICT.
 9. ALL COMMON AREAS WILL BE DEEDED TO THE HOA WHEN THE DEVELOPER PASSES THE RESPONSIBILITY FOR THIS FUNCTION TO THE HOA.
 10. 5 FOOT WIDE SIDEWALKS WILL BE PLACED ALONG ALL STREETS.
 11. ALL OPEN SPACES ARE PUBLIC UTILITY & DRAINAGE EASEMENTS.
 12. RECORDING OF THIS PLAT VOIDS, VACATES, SUPERSEDES A PORTION OF LOT 1 FINAL PLAT OF HILL "N" DELL PLAT BOOK 14, PAGE 15, R.O.W.C. TN.

CRITICAL LOT NOTES:
 (***) THIS LOT IS DESIGNATED A CRITICAL LOT BECAUSE A SURFACE FEATURE HAS BEEN REMEDIATED IN ACCORDANCE WITH THE TDEC CLASS V INJECTION WELL PERMIT NUMBER _____ AS AMENDED. THIS REMEDIATION HAS BEEN COMPLETED IN A MANNER THAT IS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF MT. JULIET AND THE LOT HAS BEEN DETERMINED SUITABLE FOR RESIDENTIAL CONSTRUCTION IN THE OPINION OF _____ LICENSE NUMBER _____

DATE _____ GEO TECHNICAL ENGINEER _____
 PRINTED NAME/TITLE _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown on described hereon is a true and correct survey that satisfies the requirements of the City of Mt. Juliet, Tennessee, Municipal-Regional Commission and the State Board of Examiners for Land Surveyors, and that the monuments have placed as shown hereon to the Board's specifications



11-17-2016
 Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 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 Name (printed) _____ Owner Signature _____
 Date _____ (Title if acting for partnership or corporation) _____

CERTIFICATE OF APPROVAL OF WATER UTILITY SYSTEMS

I hereby certify that the Water Utility Systems outlined or indicated hereon have been installed in accordance with current local and/or state government requirements or that a surety as indicated below has been posted with the West Wilson Utility District, to assure completion of all required Water Utility System improvements in case of default.

Date _____ Authorized Signature, Title _____
 West Wilson Utility District

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 District (E-911) _____ Date _____

CERTIFICATE OF 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.

Date _____ Director of Public Works _____

CERTIFICATE OF APPROVAL OF SANITARY SEWER UTILITY SYSTEMS

I hereby certify that the Sanitary Sewer Utility Systems outlined or indicated hereon have been installed in accordance with current local and/or state government requirements or that a surety as indicated below has been posted with the City of Mt. Juliet, Tennessee, to assure completion of all required Sanitary Sewer Utility System improvements in case of default.

Date _____ Public Works Director _____
 City of Mt. Juliet

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify 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, and that a surety has been posted with the City of Mt. Juliet to guarantee completion of all required improvements in case of default.

Date _____ Director of Public Works _____

CERTIFICATE OF 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 the County Register.

Date _____ Secretary, Planning Commission _____

VOID IF NOT RECORDED BY:

Date _____

Property ownership boundary
Lot line
Building set-back line
Easement
Sanitary sewer line SA
Storm sewer line ST
Water line W
New iron Rod
M.B.S.L.
P.U.E.
P.U.D.E.
H.R.
lot number
Firehydrant FH
MANHOLE
KARST FEATURE BUFFER
ADDRESS
EDGE OF WATER

MINIMUM BUILDING SETBACK LINE
PUBLIC UTILITY EASEMENT
PUBLIC UTILITY & DRAINAGE EASEMENT
HANDICAP RAMP

XXX

CITY OF MT. JULIET NOTES

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE STRUCTURES, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES. DRAINAGE EASEMENTS SHOWN ON THIS PLAT, WHICH ARE OUTSIDE THE DEDICATED RIGHTS OF WAY, ARE NOT THE RESPONSIBILITY OF THE CITY OF MT. JULIET.
2. FIRE HYDRANTS SHOWN HEREON ARE EXISTING.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	190.00'	75.50'	75.01'	S 69°11'00" E	22°46'06"
C2	25.00'	39.28'	35.36'	N 54°25'36" E	90°00'42"
C3	25.00'	22.39'	21.65'	N 16°41'17" W	51°19'04"
C4	55.00'	271.31'	68.75'	S 80°34'45" E	282°38'08"
C5	25.00'	22.39'	21.65'	S 35°04'47" W	51°19'04"
C6	25.00'	39.26'	35.35'	S 35°34'24" E	89°59'18"
C7	240.00'	74.23'	74.43'	S 71°38'50" E	17°50'25"



OWNER/DEVELOPER

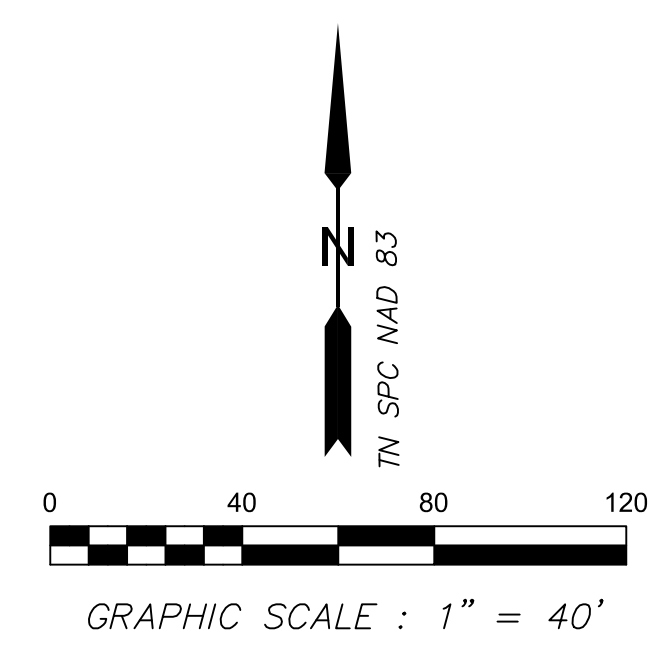
CRESCENT WILSON, LLC
 205 POWELL PLACE
 BRENTWOOD, TN 37027
 CONTACT: CHRIS PASCARELLA

ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
 630 SOUTHGATE AVENUE SUITE A
 NASHVILLE, TN 37203
 615-248-9999

SURVEYOR

CRAWFORD & CUMMINGS, PC
 1929 21ST AVE. SOUTH
 NASHVILLE, TN 37212
 (615) 292-2661



DEED REFERENCE

TO: CRESCENT WILSON, LLC
 FROM: MACONI-PASHLEY, LLC
 DEED BOOK 1572, PAGE 2225, R.O.W.C. TN

PROPERTY MAP REFERENCE

PARCEL ID: 095 053 09200 000 2016

AREA SUMMARY

RIGHT OF WAY	- 34,895± SQ.FT. OR 0.80± ACRES
LOTS	- 177,425 OR 4.07± ACRES
TOTAL	- 212,320± SQ.FT. OR 4.87± ACRES

**FINAL PLAT
 NICHOLS VALE
 PHASE 1
 25TH CIVIL DISTRICT
 MT. JULIET, WILSON COUNTY
 TENNESSEE**

DATE: 12-14-2015
 REVISED: 8-31-2016
 REVISED: 11-03-2016
 REVISED: 11-17-2016