

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...

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE SIXTEEN SINGLE FAMILY LOTS WHICH CONFORM TO THE VARIABLE LOT RESIDENTIAL DEVELOPMENT STANDARDS.
2. THE RECORDING OF THIS PLAT VOIDS VACATES AND SUPERCEDES THE RECORDING OF LOT 5 ON THE PLAN OF THE OSBORNE TRACTS OF RECORD IN PLAT BOOK 20, PAGE 875, AND LOT 8 ON THE PLAN OF JOHN G. DOAK, TRUSTEE PROPERTY OF RECORD IN PLAT BOOK 7, PAGE 72, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE.

Table with 3 columns: AREA, Sq. Feet, Acres. Lists areas 1 through 16, O/S A, O/S B, ROW, and Total.

NOTE:
1. THE EXISTING HOME WILL BE REMOVED BY JANUARY 31, 2018.

WEST WILSON UTILITY DISTRICT NOTE:

WEST WILSON UTILITY DISTRICT EASEMENTS (WUUD) ARE EXCLUSIVE EXCEPT FOR PAD MOUNTED EQUIPMENT INSTALLATION AND MAINTENANCE BY MTEM, TDS TELECOM, AND COMCAST. NO OTHER UTILITY PROVIDERS SHALL HAVE USE OF WUUD EASEMENTS WITHOUT THE PRIOR WRITTEN PERMISSION BY THE ACTING MANAGER OF WUUD.

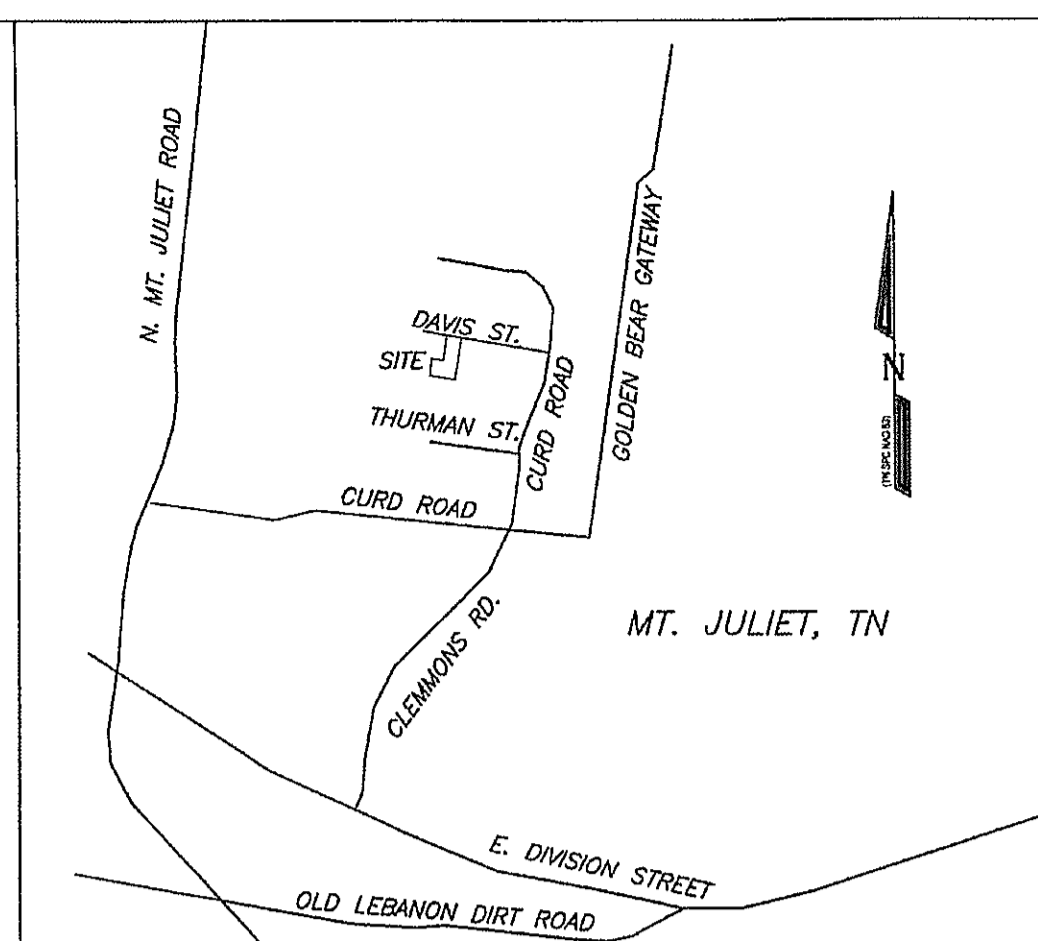
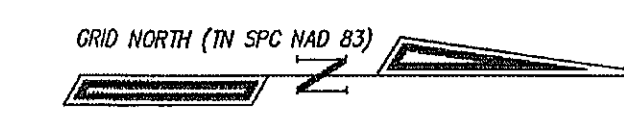
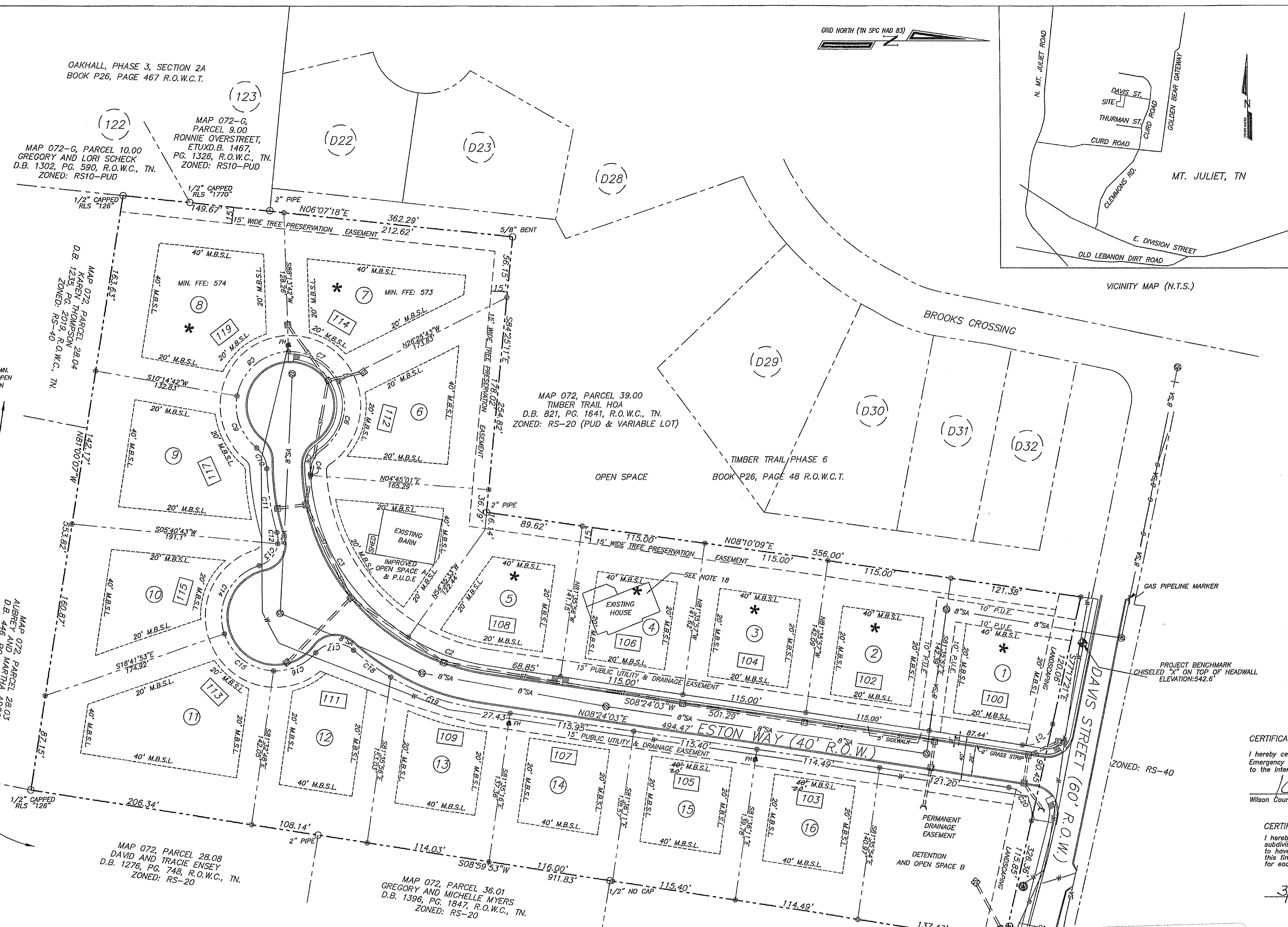
CRITICAL LOT NOTES:

(*) THIS LOT IS DESIGNATED A CRITICAL LOT BECAUSE OF EXISTING SLOPES. FOR EACH CRITICAL LOT DESIGNATED BY (*) AN INDIVIDUAL SITE PLAN IN CONFORMANCE WITH THE CITY OF MOUNT JULIET REQUIREMENTS SHALL BE SUBMITTED TO THE MOUNT JULIET DEPARTMENT OF PUBLIC WORKS PRIOR TO THE START OF ANY EXCAVATION ON THE SITE FOR REVIEW AND APPROVAL.

Table with 6 columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Lists curve data for C1 through C20.

R.O.W.C., TN REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
W.W.U.D. (WEST WILSON UTILITY DISTRICT)
P.U.D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
M.B.S.L. (MINIMUM BUILDING SETBACK LINE)

LEGEND
LOT NUMBER, SANITARY MANHOLE, FIRE HYDRANT, WATER VALVE, WATERLINE, BELOW SIGN, OWNER, ENGINEER, SURVEYOR, DEED REFERENCE, PLAT REFERENCE, PROPERTY MAP REFERENCE.



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...

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...

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been filed in accordance with the Subdivision Regulations for Mt. Juliet, Tennessee...

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...

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...

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.

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...

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING
I HEREBY CERTIFY THAT ALL DESIGNATED PUBLIC WAYS 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...

Table with 2 columns: ITEM, AMOUNT. Lists fees for BK/PG: P28/805-905 17605881, including recording fee, transfer tax, etc.

FINAL PLAT
ESTON PLACE
CITY OF MT. JULIET
25TH CIVIL DISTRICT - WILSON COUNTY, TENNESSEE
DAVIS STREET

DATE: 10-20-15 CCPC JOB NO. 15- 016
REVISED: 09-29-16 REVISED: 12-21-16
REVISED: 01-04-17 REVISED: 01-09-17
SHEET 1 OF 1