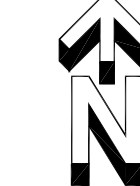


0' 100' 200' 300'



MAP 53  
PARCEL 020.01  
SCOTT HEINEMAN ETAL  
BK 1083, PG 547  
R.O.W.C., TN  
ZONED R-1  
PLAT REFERENCE  
PB 16, PAGE 13  
R.O.W.C., TN

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	69.28'	69.15'	S 11°41'42" E	12°12'49"
C2	30.00'	45.04'	40.93'	S 52°23'51" W	86°01'46"
C3	2353.49'	428.32'	427.73'	N 79°22'26" W	10°25'39"
C4	2180.78'	196.75'	196.68'	N 76°44'41" W	05°10'09"

TOTAL SUBDIVISION  
AREA  
701,728 SQ. FT.  
16.11 ACRES

PRELIMINARY PLAT (PLAN VIEW)

Surveyor's Notes

- The purpose of this plat is to REVISE the property lines for 5 existing parcels and create 4 additional Lots. The net lot count is 7 total lots.
- This plat was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Delineation of subsurface soils areas based on previous surveys and plats of record and information provided by: Mid Cumberland Soils Jay Andrews Phone: 615-443-1159 Email: midcumberlandsoils@gmail.com Cell: 615-969-2660.
- Bearings based on: RTK GPS observations in May 2019 using a private realtime network (Earl Dudley I-NET). Horizontal Datum = NAD 83, Epoch Date 2002.
- This property is currently Zoned R-1.
- Information concerning site utility services and appurtenances shown hereon is based PREVIOUS PLATS OF RECORD.
- Three existing residences as shown hereon are to remain.
- Road construction shall not begin without approval of the Wilson County Road Commission.
- There are no proposed roadway improvements or public utility extensions proposed. All Lots are served based on existing infrastructure.
- Based on the review of 7.5 minute quadrangle map, the appears to be no blue line streams on this property.
- Based on Graphical Scaling only, this property is located in Zone "X" as shown on Flood Insurance Rate Map (FIRM) No. 47189C0131D dated FEBRUARY 20, 2008.
- Lots shown with \* are deemed critical. Critical lots as indicated hereon must submit an individualized grading, sediment control, and stabilization plan to the County Engineer for review and stamp of 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.
- 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 a geotechnical engineer to assure that a conventional footing will be adequate.
- Road construction shall not begin without approval of the Wilson County Road Commission.
- The recording of this plat voids, vacates and supercedes any previous recording of Lot 1 of the Final Subdivision Plan of the Bobby Byrn Hollingsworth Property, as recorded in Plat Book 21, Page 797 in the Register's Office for Wilson County, Tennessee.
- To insure appropriately designed and installed drainage systems within this subdivision development, structures to be erected on 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.
- All property corners are new iron rods unless noted otherwise.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was not provided with a title report at the time of survey.
- Caution: Title lines do not match possession lines. Existing fence lines meander.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- Drainage easements outside the right-of-ways are not the responsibility of Wilson County.
- Sinkholes are not to be disturbed without a permit from the Tennessee Department of Environment and Conservation. Based on the professional opinion of this surveyor, no sinkholes were identified on the surface at the time of survey.

LEGEND

- IRON ROD FOUND
- IRON PROPOSED
- ⊕ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊡ WATER METER
- ⊕ UTILITY POLE
- ⊖ GUY WIRE
- ⊙ GAS VALVE
- OVERALL BOUNDARY
- EASEMENT
- CENTERLINE
- WATER LINE
- GAS LINE
- TOP OF BANK
- ADJOINING PARCEL LINE
- FENCE LINE
- ⑤ PROPOSED LOT NUMBER
- ▭ MAPPED SOILS AREA

CERTIFICATE OF ACKNOWLEDGEMENT OF UTILITY BOND  
I hereby certify (1) that utilities have been installed in an acceptable manner and according to specifications or (2) that a surety instrument in the amount of \$\_\_\_\_\_ has been posted with the proper utility provider to assure completion of all required utility improvements, such as hydrants and other utility appurtenances in case of default.

Name \_\_\_\_\_ Title \_\_\_\_\_  
Date \_\_\_\_\_

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 Subdivision Record  
Date \_\_\_\_\_

COUNTY ENGINEER/STORMWATER 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 \_\_\_\_\_

OWNER 1  
MAP 53, PARCEL 024.00  
DAVID BRAUNSCHEIDEL ETAL  
MIKE DEHN  
PO BOX 203  
LEBANON, TN 37088  
BOOK 1676, PAGE 1966  
AGENT FOR OWNERS  
615-977-4965

MAP 53, PARCEL 22.02  
DAVID BRAUNSCHEIDEL ETAL  
MIKE DEHN  
PO BOX 203  
LEBANON, TN 37088  
BOOK 1926, PAGE 372

OWNER 3  
MAP 53, PARCEL 022.01  
ROBERT A HOLLINGSWORTH  
ETUX BETH ANN  
365 N GREENHILL RD  
MOUNT JULIET, TN 37122  
BOOK 465, PAGE 294

OWNER 2  
MAP 53, PARCEL 022.00  
BOBBY BYRN HOLLINGSWORTH  
365 N GREENHILL RD  
MOUNT JULIET, TN 37122  
615-830-8770  
BOOK 430, PAGE 197

MAP 53, PARCEL 023.00  
BOBBY HOLLINGSWORTH  
365 N GREENHILL ROAD  
MOUNT JULIET, TN 37122  
615-830-8770  
BOOK 163, PAGE 368

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS  
I hereby certify that the following utility systems are 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  
Date \_\_\_\_\_ Authorized Signature \_\_\_\_\_

CERTIFICATE OF APPROVAL OF STREETS  
I hereby certify (1) that the streets have been installed in an acceptable manner and according to 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.

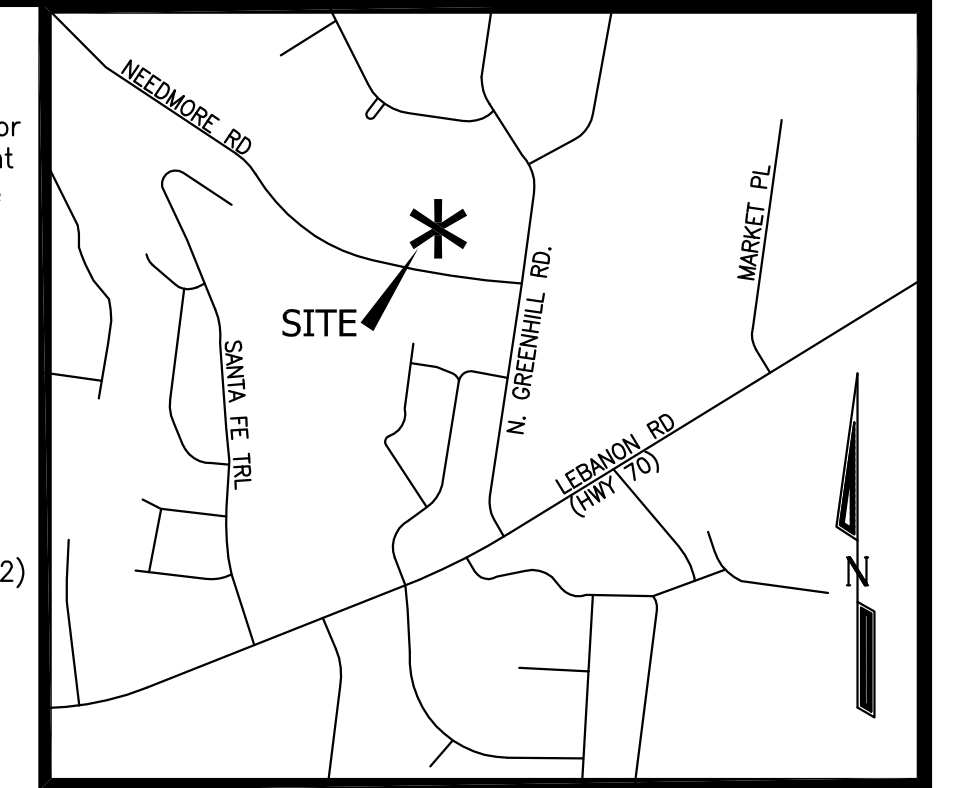
Name \_\_\_\_\_ Title \_\_\_\_\_  
Date \_\_\_\_\_

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL WITH RESTRICTIONS  
Approval is hereby granted for lots \_\_\_\_\_ defined as \_\_\_\_\_ Wilson 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 of 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 the 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  
Date \_\_\_\_\_

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 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.

Date \_\_\_\_\_ Owner \_\_\_\_\_



LOCATION SKETCH (NTS)

CALL BEFORE YOU DIG

TENNESSEE ONE CALL  
IN  
TENNESSEE  
CALL  
811  
THREE WORKING DAYS BEFORE YOU DIG  
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Greenbelt Note

Residents or occupants of this development are hereby notified that active agricultural / forestry production or a working farm exists 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.

FINAL PLAT

NEEDMORE GREEN

1ST CIVIL DISTRICT  
Wilson County, Tennessee

PREPARED FOR:  
DB Construction  
PO Box 203, Lebanon, 37088  
(615) 977-4965

Attn: Dave Braunscheidel  
dave.db@comcast.net

CERTIFICATE FOR APPROVAL FOR RECORDING  
I hereby certify that the subdivision plat 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 County Registrar.

Secretary, Planning Commission

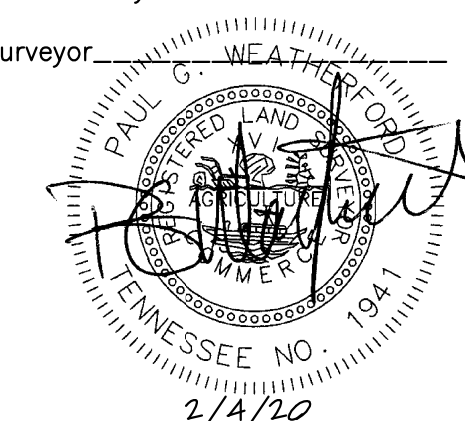
Date \_\_\_\_\_

THIS PLAT IS VOID UNLESS RECORDED BY \_\_\_\_\_

CERTIFICATE OF ACCURACY

I hereby certify that plan shown and described hereon is a true and 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 State Board of Examiners for Land Surveyors.

Date \_\_\_\_\_ Registered Surveyor \_\_\_\_\_



SURVEY BY:  
WEATHERFORD AND ASSOCIATES, LLC  
5011 MARKET PLACE, UNIT F  
MT. JULIET, TN 37122  
Ph. 615-754-5925  
Fax 615-758-3537  
Email Address: pweatherford@tads.net  
Paul G. Weatherford, RLS  
Chief Manager

PROJECT NO.  
19-1392

SHEET NO.  
1 OF 1