

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.

DATE: _____ LP LAND HOLDINGS, LLC
 PRINTED NAME: _____ (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
 L.O.C. AMOUNT: _____ WEST WILSON UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF SANITARY SEWER UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING SANITARY SEWER UTILITY SYSTEMS OUTLINED OR INDICATED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT CITY OF MT. JULIET AND STATE GOVERNMENT REQUIREMENTS AND 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
 LOC. AMOUNT: _____ CITY OF MT. JULIET
 AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL OF PUBLIC WORKS

I HEREBY CERTIFY: (1) THAT THE SUBDIVISION OF PROPERTY AS SHOWN ON THIS FINAL SUBDIVISION PLAN 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 PLAN COMPLIES WITH THE CITY OF MT. JULIET REQUIREMENT FOR EACH LOT TO HAVE ON-SITE SANITARY SEWER AVAILABILITY.

DATE: _____ DIRECTOR OF PUBLIC WORKS

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-PUBLICATION.

WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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 REGISTRAR.

DATE: _____ SECRETARY, PLANNING COMMISSION

VOID, UNLESS RECORDED BY: _____

CERTIFICATE OF ACCURACY

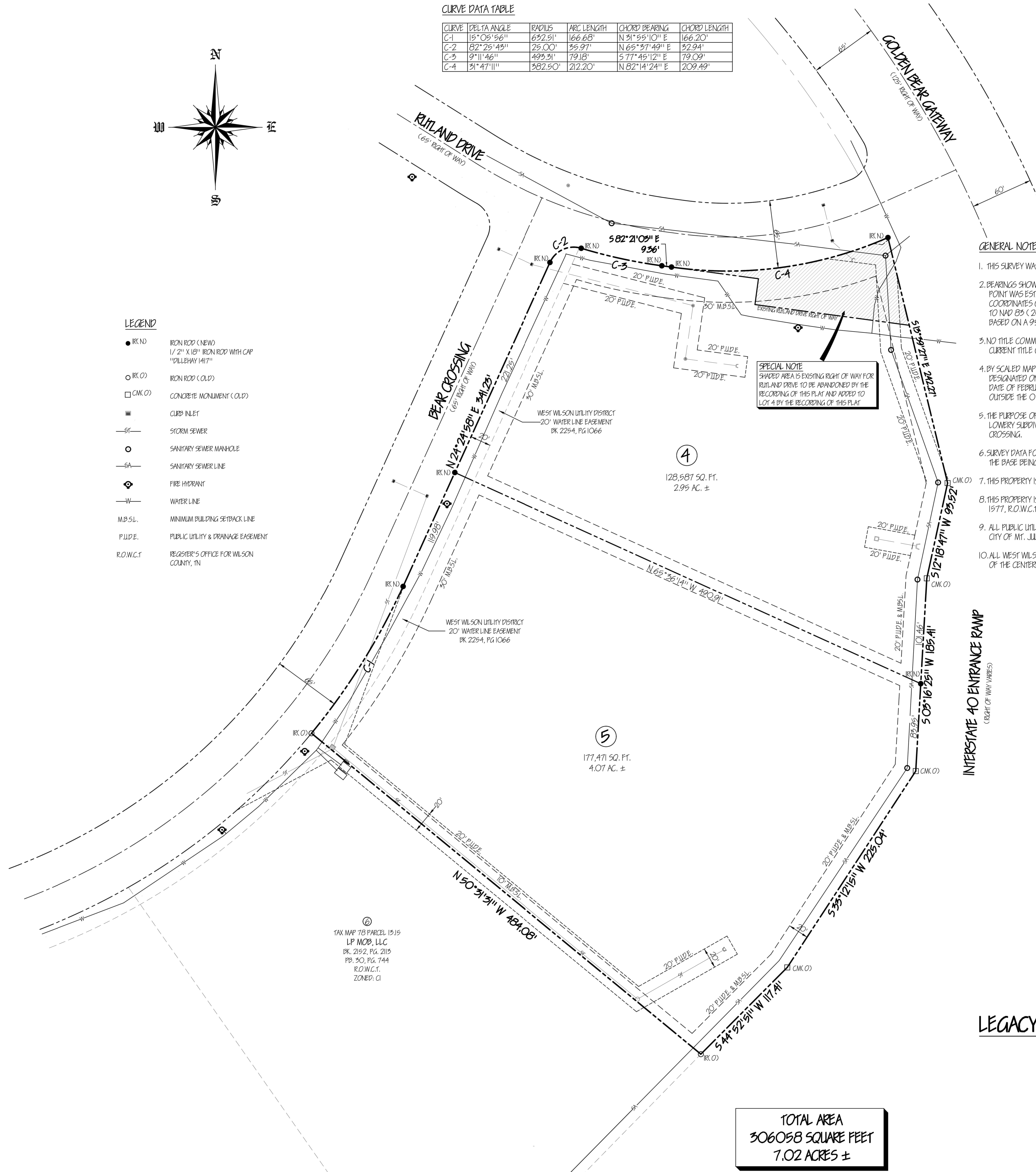
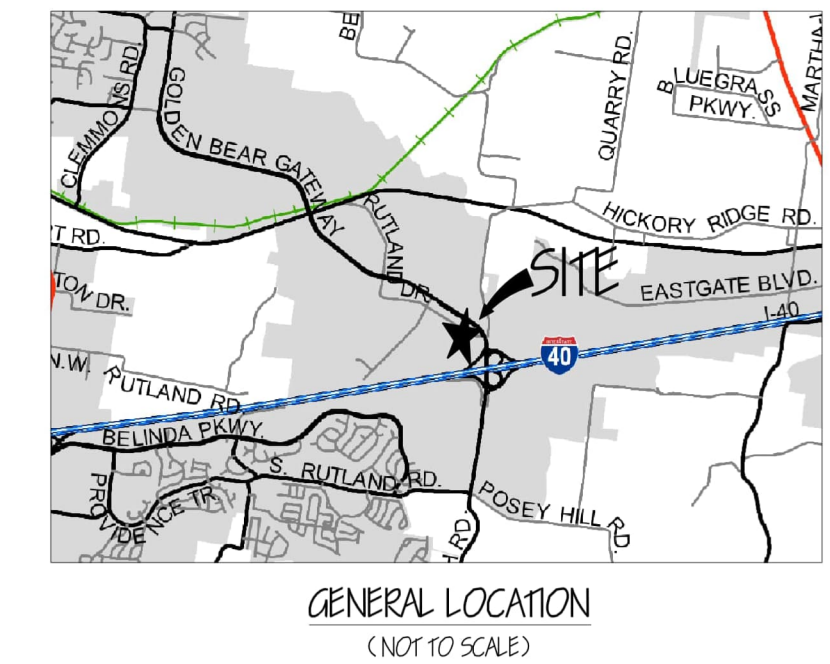
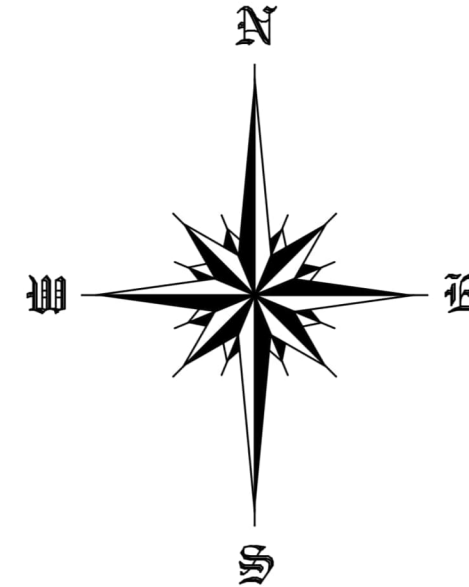
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY THAT SATISFIES THE ACCURACY REQUIREMENTS OF THE MT. JULIET, TENNESSEE, MUNICIPAL-REGIONAL PLANNING COMMISSION AND THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE BOARD'S SPECIFICATIONS.



PREPARED BY
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CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	15° 05' 56"	632.51'	166.68'	N 91° 55' 10" E	166.20'
C-2	82° 25' 45"	25.00'	35.97'	N 65° 37' 49" E	32.94'
C-3	9° 11' 46"	493.31'	79.18'	S 77° 45' 12" E	79.09'
C-4	31° 47' 11"	382.50'	212.20'	N 82° 14' 24" E	209.49'



GENERAL NOTES

- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983. A CONTROL POINT WAS ESTABLISHED USING A CARLSON BRX7 DUAL FREQUENCY RECEIVER ON JANUARY 22, 2024. THE GRID COORDINATES OF THE CONTROL POINT WERE DERIVED USING THE I.D.O.T. REAL-TIME KINEMATIC NETWORK, REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 18. HORIZONTAL POSITIONAL ACCURACY DOES NOT EXCEED ± 0.07' BASED ON A 95% CONFIDENCE LEVEL WITH THE ALLOWABLE TOLERANCE BEING 0.07' + 5.0 PPM.
- NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS A CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47189C0162D, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2008, SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE PURPOSE OF THIS PLAN IS TO RE-SUBDIVIDE LOT 1 OF THE PLAT OF RECORD ENTITLED "RESUBDIVISION OF LOT 1 LOWERY SUBDIVISION AND TO DEDICATE RIGHT OF WAY FOR LEGACY POINTE BOULEVARD, RUTLAND DRIVE AND BEAR CROSSING.
- SURVEY DATA FOR THIS PROJECT WAS COLLECTED BY BASE-ROVER METHOD USING 2 CARLSON BRX 7 GPS UNITS WITH THE BASE BEING LOCATED ON THE ABOVE REFERENCED CONTROL POINT.
- THIS PROPERTY IS ZONED: C1, COMMERCIAL INTERCHANGE DISTRICT.
- THIS PROPERTY IS SUBJECT TO A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT OF RECORD IN BK. 2102, PG. 1577, R.O.W.C.T.
- ALL PUBLIC UTILITY & DRAINAGE EASEMENTS OUTSIDE THE PUBLIC RIGHT OF WAY ARE NOT THE RESPONSIBILITY OF THE CITY OF MT. JULIET.
- ALL WEST WILSON UTILITY DISTRICT WATER LINES HAVE A 20' WIDE EASEMENT, SAID EASEMENT BEING 10' EACH SIDE OF THE CENTERLINE OF THE WATER LINE.

SPECIAL NOTE
 SHADED AREA IS EXISTING RIGHT OF WAY FOR RUTLAND DRIVE TO BE ABANDONED BY THE RECORDING OF THIS PLAN AND ADDED TO LOT 4 BY THE RECORDING OF THIS PLAN.

INTERSTATE 40 ENTRANCE RAMP
 (RIGHT OF WAY VARIES)

DEED REFERENCE
 LP LAND HOLDINGS, LLC
 BOOK 2028 PAGE 529
 REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE

TAX MAP REFERENCE
 MAP 78 PART OF 13.14
 TAX ASSESSOR'S OFFICE FOR WILSON COUNTY, TENNESSEE

OWNER/DEVELOPER
 LP LAND HOLDINGS, LLC
 2035 N. MT. JULIET RD., SUITE 204
 MT. JULIET, TN 37122
 EMAIL: lthome@aplmc.us

FINAL PLAT
 LOT 4 AND LOT 5
LEGACY POINTE AT GOLDEN BEAR GATEWAY

CITY OF MT. JULIET, TENNESSEE
 24TH CIVIL DISTRICT
 WILSON COUNTY, TENNESSEE

DATE OF FIELD SURVEY: JULY, 2024
 SCALE: 1" = 50'



TOTAL AREA
 306058 SQUARE FEET
 7.02 ACRES ±

⑥
 TAX MAP 78 PARCEL 13.15
 LP MOB, LLC
 BK. 2152, PG. 215
 PB. 30, PG. 744
 R.O.W.C.T.
 ZONE: C1