

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THE PLAN SHOWN AN 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.



(010.09)  
GBP STRATEGIC REALTY PARTNERS  
PLAT BOOK 2241, PAGE 2346, R.O.W.C.  
ZONING RS-40



**DEED REFERENCE**  
TO: GOLDEN BEAR MJ LLC  
FROM: RP BECKWITH TN, LLC  
RECORD: DEED BOOK 2193, PAGE 2088, R.O.W.C., TN.

**PROPERTY MAP REFERENCE**  
SUBJECT SITE MAY BE IDENTIFIED ON WILSON COUNTY TAX MAP 78 & PARCEL 17.01.

**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 PLAN, 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.

**WEST WILSON UTILITY DISTRICT NOTE:**  
THERE IS GRANTED HEREWITH A 20 FOOT WIDE WWUD EASEMENT CENTERED ON THE WATER LINES SHOWN HEREON THAT EXTENDS 10 FEET TO EACH SIDE OF THE LINES AS INSTALLED, AND SUBJECT TO NOTE 6 BELOW.

**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 "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT 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 1-815-335-1987 OR 1-800-351-1111.

**NOTES:**  
1. THE PURPOSE OF THIS PLAN IS TO CREATE NINE (9) LOTS, DEDICATE RIGHT OF WAY TO THE CITY OF MT. JULIET, AND ESTABLISH ACCESS AND UTILITY EASEMENTS.  
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. ACCORDING TO A CSOG FLOOD STUDY, A PORTION OF THIS PROJECT LIES WITHIN IN A FLOOD ZONE AREA NOT RECOGNIZED BY FEMA.  
5. WEST WILSON UTILITY DISTRICT (WWUD) EASEMENTS ARE EXCLUSIVE EXCEPT FOR PAD MOUNTED EQUIPMENT INSTALLATION, MAINTENANCE BY MEMC, TDS TELECOM, AND COMCAST. NO OTHER UTILITY PROVIDERS SHALL HAVE USE OF WWUD EASEMENTS WITHOUT THE PRIOR WRITTEN PERMISSION BY THE ACTION MANAGER OF THE WWUD.  
6. 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.  
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL IMPROVEMENTS AND LANDSCAPE BUFFERS ON PRIVATE PROPERTY.  
8. FOR BOUNDARY SURVEYS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATE(S) OF 9-14-22, UTILIZING A TOPCON DUAL FREQUENCY RECEIVER. THE BEARINGS SHOWN WERE DERIVED USING THE IODT GNSS REFERENCE NETWORK AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100.  
9. UNLESS OTHERWISE INDICATED HEREON, THE AREAS LABELED AS "SEWER EASEMENT", "P.U.D.E." AND/OR "M.B.S.L." ARE HEREBY GRANTED BY THIS PLAN.

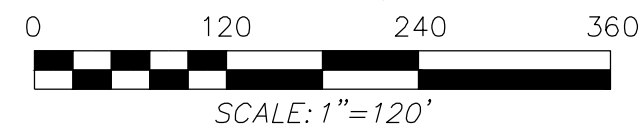
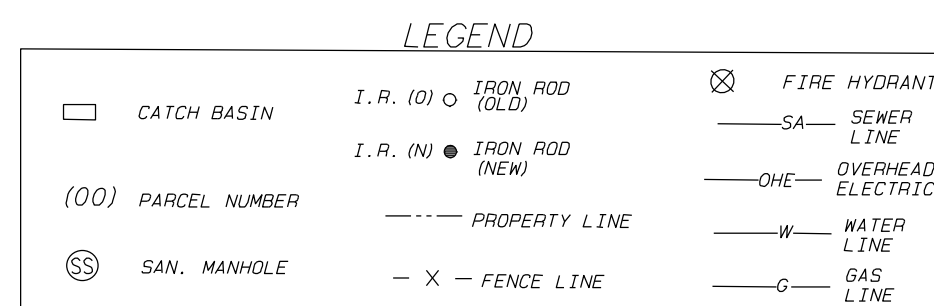
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N03°30'32"E	288.74	L26	S07°40'20"W	515.90
L2	N03°38'02"E	49.89	L27	S07°40'20"W	308.82
L3	N03°38'02"E	47.87	L28	S02°34'39"E	48.51
L4	N15°00'48"E	10.91	L29	S10°27'03"W	12.89
L5	N17°14'12"E	73.90	L30	N78°48'38"W	71.04
L6	N02°52'54"E	68.97	L31	N04°38'30"W	64.89
L7	N02°59'29"W	86.25	L32	N02°23'20"W	88.02
L8	N03°52'22"E	73.87	L33	S07°58'11"W	45.11
L9	N03°04'47"E	210.22	L34	N07°30'30"W	158.96
L10	N12°02'28"E	55.35	L35	N08°11'52"W	100.51
L11	N12°02'28"E	65.35	L36	N73°18'44"W	80.32
L12	N05°44'00"E	60.40	L37	N01°40'10"W	178.96
L13	S08°33'13"E	28.71	L38	N00°02'54"W	60.02
L14	S08°33'13"E	188.20	L39	N04°17'37"E	205.19
L15	S10°24'10"E	306.31	L40	N00°30'17"W	288.19
L16	S04°53'05"E	19.89	L41	N70°34'29"W	73.03
L17	S02°29'52"E	388.47	L42	N70°34'29"W	169.80
L18	S00°22'52"E	164.80	L43	N70°34'29"W	29.01
L19	S00°22'52"E	85.79	L44	N01°00'33"W	50.00
L20	S02°04'47"E	101.88	L45	N03°01'03"E	175.80
L21	S03°12'40"E	107.88	L46	N01°11'42"W	383.69
L22	S02°27'34"E	218.81	L47	N78°17'38"E	102.44
L23	S03°40'00"E	288.20	L48	N12°00'57"W	76.57
L24	S03°29'58"W	742.31	L49	N01°26'17"W	163.22
L25	S03°40'20"W	47.68	L50	N01°21'14"W	140.71

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L51	N03°07'12"W	115.14	L76	S07°01'28"E	37.76
L52	S03°07'12"E	115.14	L77	N05°03'47"E	60.32
L53	S03°31'14"E	140.71	L78	S04°18'04"E	33.64
L54	S03°38'17"E	163.22	L79	S11°30'00"W	76.57
L55	S12°43'01"E	3.89	L80	S02°42'14"W	75.89
L56	S08°49'59"E	341.62	L81	S03°02'20"W	48.70
L57	N02°46'59"E	100.90	L82	S12°00'38"W	119.87
L58	N01°51'15"E	306.07	L83	N01°11'42"W	383.69
L59	S08°08'49"E	118.01	L84	S03°00'10"E	52.30
L60	S01°51'15"W	118.01	L85	S08°42'00"E	34.84
L61	S01°51'15"W	258.72	L86	S03°00'44"W	81.80
L62	S03°40'00"E	288.20	L87	S04°00'00"W	41.30
L63	S03°29'58"W	742.31	L88	S12°20'12"W	83.84
L64	N08°49'55"W	280.00	L89	S01°46'01"E	88.11
L65	S09°01'03"W	88.87	L90	N00°04'00"E	153.81
L66	S05°14'51"E	17.90	L91	S01°10'05"W	122.14
L67	N78°51'02"E	348.01	L92	S01°10'05"W	43.80
L68	N01°51'15"E	38.70	L93	S05°25'00"E	430.86
L69	N78°31'40"E	28.05	L94	S78°23'42"W	63.62
L70	N78°31'40"E	688.01	L95	N01°41'03"W	162.34
L71	S07°16'20"E	680.10			
L72	S36°23'38"E	331.48			
L73	S77°48'03"E	87.87			
L74	S08°19'41"E	40.80			
L75	S08°39'13"E	35.03			

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	3°10'53"	30.06	1074.68	N00°13'54"W	88.03
C2	3°10'11"	50.14	1074.68	N01°06'00"W	89.14
C3	1°12'32"	13.85	275.00	N08°32'54"E	15.86
C4	0°10'24"	2.00	1074.68	N07°10'19"W	2.00
C5	0°00'48"	0.48	1074.68	N08°32'54"E	0.48
C6	88°53'18"	38.76	25.00	N02°30'47"E	38.81
C7	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C8	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C9	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C10	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C11	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C12	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C13	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C14	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C15	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C16	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C17	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C18	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C19	1°12'32"	13.85	275.00	N07°10'19"W	13.85
C20	1°12'32"	13.85	275.00	N07°10'19"W	13.85

(010.16)  
UNIQUE DEVELOPMENT LLC  
PLAT BOOK 30, PAGE 155, R.O.W.C.  
ZONING I-R-PUD

(010.16)  
MID TENN POWERSPORTS PROPERTY LLC  
PLAT BOOK 20, PAGE 695, R.O.W.C.  
ZONING RM-16-PUD



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
[WE] HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPTED THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RETRICTION 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-PUBLIC WORKS**  
I HEREBY CERTIFY: (1) THAT THE SUBDIVISION OF PROPERTY AS SHOWN ON THE FINAL PLAT COMPLIES WITH THE CITY OF MT. JULIET REQUIREMENTS 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 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.

DATE \_\_\_\_\_ WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911)

**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 \_\_\_\_\_

**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 SYSTEMS IMPROVEMENTS IN CASE OF DEFAULT.

DATE \_\_\_\_\_ AUTHORIZED SIGNATURE, TITLE  
WEST WILSON UTILITY DISTRICT

LOC. AMOUNT: \_\_\_\_\_

**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 \_\_\_\_\_ PUBLIC WORKS DIRECTOR  
CITY OF MT. JULIET

LOC. AMOUNT: \_\_\_\_\_

**AREA SUMMARY**  
LOT 1-145,608±SQ.FT. OR 3.34±ACRES, ZONING CRC-PUD  
LOT 2-115,093±SQ.FT. OR 2.64±ACRES, ZONING CRC-PUD  
LOT 3-47,904±SQ.FT. OR 1.10±ACRES, ZONING CI-PUD  
LOT 4-37,350±SQ.FT. OR 0.86±ACRES, ZONING IR-PUD  
LOT 5-168,479±SQ.FT. OR 3.87±ACRES, ZONING IR-PUD  
LOT 6-223,903±SQ.FT. OR 5.14±ACRES, ZONING IR-PUD  
LOT 7-1,055,262±SQ.FT. OR 24.23±ACRES, ZONING CMU-PUD  
LOT 8-994,523±SQ.FT. OR 22.83±ACRES, ZONING RM-16-PUD  
LOT 9-516,467±SQ.FT. OR 11.86±ACRES, ZONING CMU-PUD  
RIGHT OF WAY-278,678±SQ.FT. OR 6.40±ACRES

OWNER  
GOLDEN BEAR MJ LLC  
3841 GREEN HILLS VILLAGE DR, SUITE 400  
NASHVILLE, TN 37215  
**ENGINEER**  
CSOG  
Planning | Engineering | Landscape Architecture  
2305 Kline Avenue, Suite 300  
Nashville, Tennessee 37211  
615.248.9999 office  
csogtn.com

**FINAL PLAT**  
**GOLDEN BEAR PLACE**  
**SUBDIVISION**  
24TH CIVIL DISTRICT  
MT. JULIET, WILSON COUNTY  
TENNESSEE  
DATE: 02-29-2024 CCPC JOB #22-053  
SHEET 1 OF 1