

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND 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.

CCPC
CRAWFORD & CUMMINGS, P.C.
 8161 HWY 100, SUITE 163
 NASHVILLE, TN 37221
 (615) 292-2661
 ALAN@CCSURVEYORS.NET



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

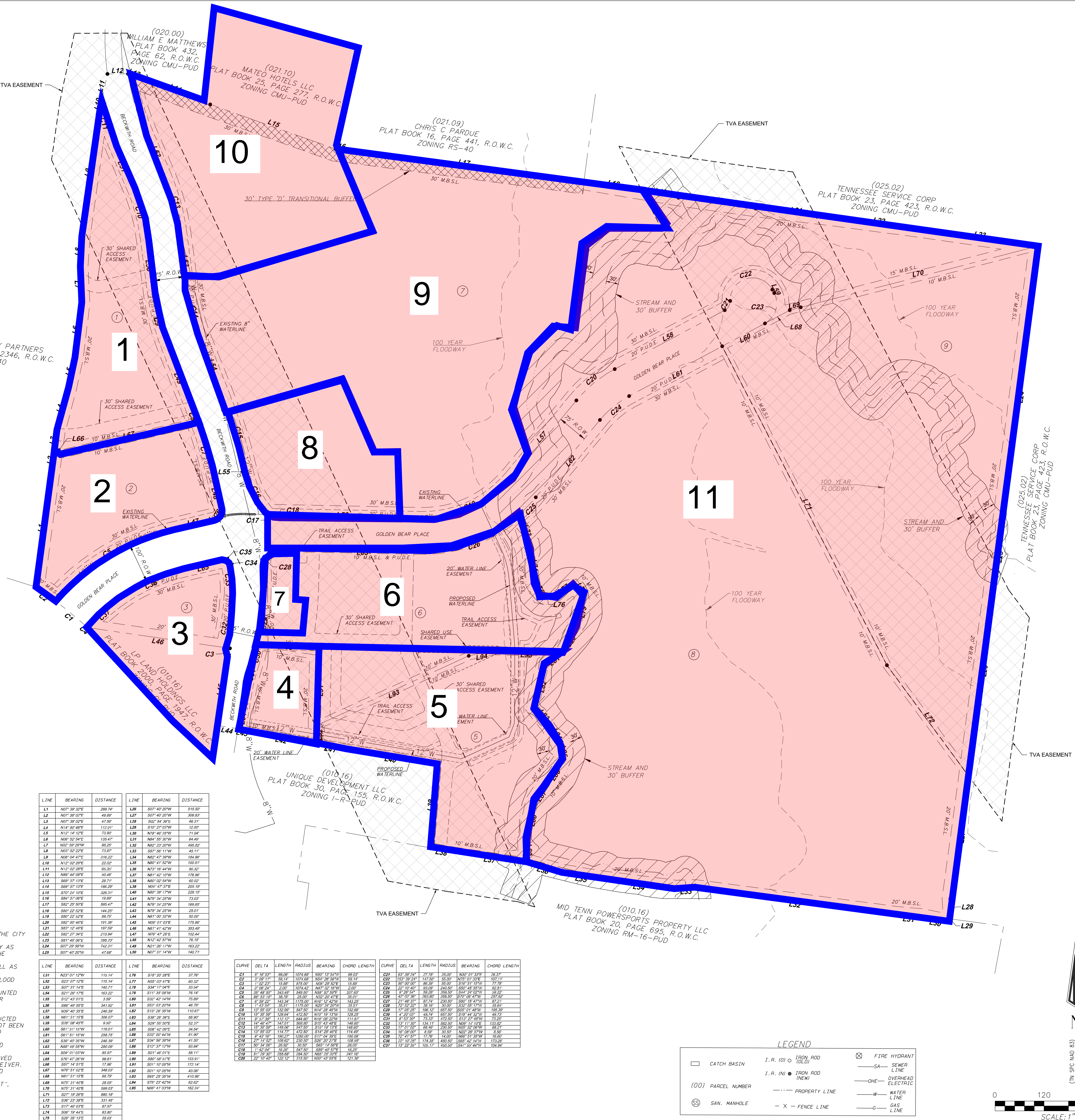
PROPERTY MAP REFERENCE
 SUBJECT SITE MAY BE IDENTIFIED ON WILSON COUNTY TAX MAP 78 & PARCEL 17.01.

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.

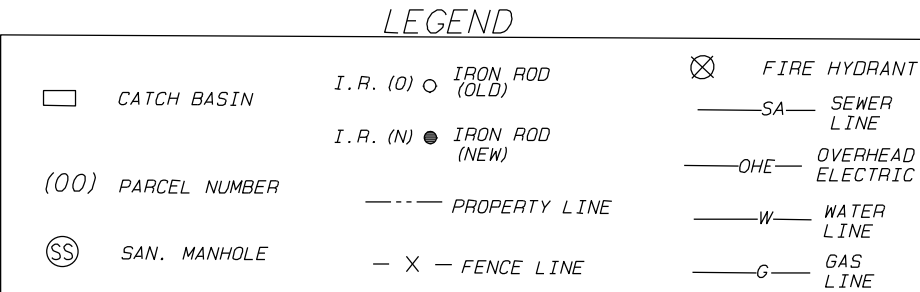
UTILITY NOTE:
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE 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 1-815-355-1987 OR 1-800-351-1111.

NOTES:
 1. THE PURPOSE OF THIS PLAT 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 CSDS 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 MEM, 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.
 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 TD07 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 PLAT.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N02°30'30"E	288.74'	L26	S07°30'20"W	815.50'
L2	N02°30'30"E	49.89'	L27	S07°30'20"W	388.83'
L3	N02°30'30"E	47.59'	L28	S02°34'38"E	46.31'
L4	N12°48'49"E	119.81'	L29	S13°30'59"W	12.80'
L5	N12°48'49"E	73.80'	L30	N78°48'39"W	71.64'
L6	N02°30'30"E	165.37'	L31	N08°38'30"W	64.69'
L7	N02°30'30"E	46.25'	L32	S07°30'20"W	465.62'
L8	N02°30'30"E	73.87'	L33	S87°36'11"W	45.11'
L9	N02°30'30"E	216.22'	L34	N02°30'20"W	156.86'
L10	N12°02'28"E	63.51'	L35	N08°41'52"W	100.51'
L11	N12°02'28"E	63.51'	L36	N02°30'20"W	38.32'
L12	N02°30'30"E	104.65'	L37	N01°30'50"W	128.19'
L13	S89°37'13"E	28.71'	L38	N02°02'54"W	61.62'
L14	S89°37'13"E	186.20'	L39	N01°47'07"E	265.19'
L15	S74°24'10"E	208.31'	L40	N02°30'20"W	238.19'
L16	S84°37'08"E	19.89'	L41	N72°34'23"W	73.02'
L17	S82°29'50"E	388.47'	L42	N72°34'23"W	169.85'
L18	S89°22'52"E	194.62'	L43	N02°30'20"W	269.91'
L19	S89°22'52"E	89.75'	L44	N01°02'37"W	51.03'
L20	S89°22'52"E	101.28'	L45	N02°30'20"W	175.88'
L21	S89°22'52"E	199.58'	L46	N01°47'07"E	302.69'
L22	S89°22'52"E	213.81'	L47	N77°47'30"E	102.44'
L23	S89°22'52"E	268.27'	L48	N12°02'28"E	76.18'
L24	S89°22'52"E	242.31'	L49	N01°26'17"W	163.22'
L25	S89°22'52"E	21.66'	L50	N07°31'14"W	140.71'

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	2°30'30"	30.06	1072.69	N02°30'30"	29.99
C2	2°30'30"	30.06	1072.69	S07°30'20"	29.99
C3	2°30'30"	30.06	1072.69	N02°30'30"	29.99



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I (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 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-PUBLIC WORKS
 I HEREBY CERTIFY: (1) THAT THE SUBDIVISION OF PROPERTY AS SHOWN ON THE FINAL PLAT COMPIES 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 COMPIES 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

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

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
 CSDS
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