d described hereon and that I (we) adopt this
ing restriction lines, and dedicate all streets,
ed, along with all necessary easements for the
s or channel changes beyond the right-of-way

partnership or corporation)

ct survey that satisfies the accuracy
mission and the State Board of Examiners for
the Board's specifications.

ve been installed in accordance with current
ppropriate surety has been provided to assure
lt.

n Utility District

ave been installed in an acceptable manner
and that a surety has been posted with the
of default.

ivision plat complies with the City of Mt.
sion of property as shown on this final
have on-site sanitary sewer availability.

City of Mt. Juliet

ounty Emergency Communications District
non-duplication.

tions District (E-911)

reon have been installed in accordance with
s indicated below has been posted with the
er Utility System improvements in case of

Juliet

ty with the Subdivision Regulations for
f the Planning Commission and that it has

d area, as shown on FEMA Community Panel No.

sements (recorded or unrecorded), encumbrances,
an accurate and current title search may disclose.

ws were taken from visible appurtenances, public roads
at the utilities shown comprise all such utilities in the
rrant that the utilities shown are in the exact location
e done so with this circumstance. Detailed verification
ion relative thereto. Availability and cost of service
t is a requirement per "The Underground Utility Damage
known underground utility owners, no less than three
ities that participate in the Tennessee One Call System

easement along the front, a 10 Ft. easement along the
erwise, for water lines, sewer lines, drainage culverts,
oles and lines, gas lines, telephone, cable television,

ate agencies for information regarding these utilities.

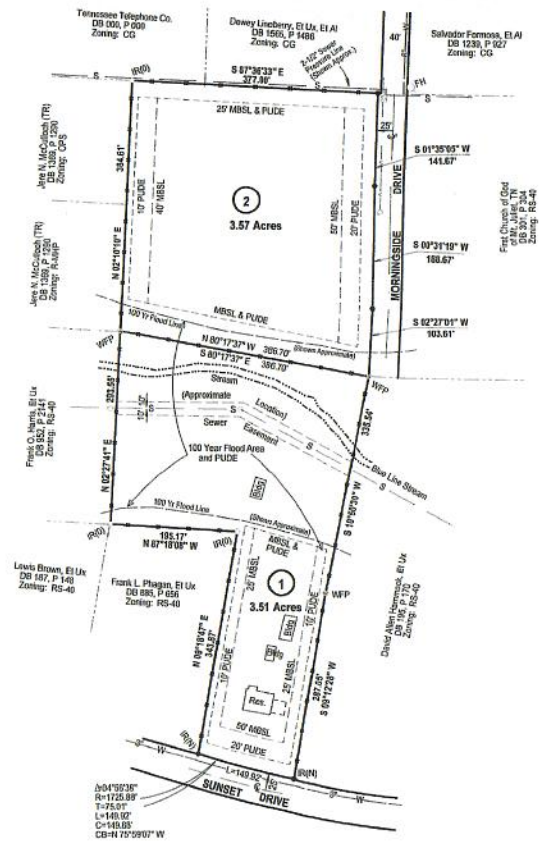
nt centered 10 Feet each side of water line, as

onsibility of the City of Mt. Juliet.

ntractor must contact the appropriate utility provider for

roval being granted by the appropriate authorities. No
y (30') feet of top of stream bank.

site observations.



LEGEND	
IRON ROD OLD	○
IRON ROD NEW	●
FIRE HYDRANT	
PROPERTY LINE	
RIGHT-OF-WAY	
CENTERLINE	
WATER LINE	W
FENCE	
FENCE POST	WFP
SANITARY SEWER	S
PUBLIC UTILITY AND DRAINAGE EASEMENT	PUDE
MINIMUM BUILDING SETBACK LINE	MBSL
DIMENSION LINE	

NOTE:

Land descriptions and related plat information pertaining to this property and adjoining properties are vague. This surveyor found the existing fences, as located on this survey, to be accurate boundary lines to delineate the property lines of this 7.08 Acre tract as shown.

Total Area: 7.08 Acres
Property Map 054, Parcel 147.00
Property Address: 128 Sunset Drive
Deeds: Book 125, Page 347 and Book 145, Page 192, R.O.W.C., TN
Zoning: RS-40

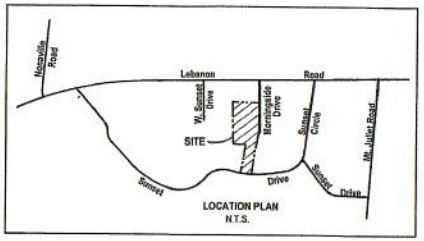
FINAL SUBDIVISION PLAT

PROPERTY OF
WILLIAM H. CAMPBELL AND WIFE, ANNIE C. CAMPBELL

City of Mt. Juliet, Wilson County, TN

Owners: c/o Ralph Campbell
1478 Woodside Drive
Lebanon, TN 37087
615-299-7228

Date: September 8, 2015



LOCATION PLAN
N.T.S.

SCALE: 1" = 100'

0 100 200 300 400 500

BK/PG: P28/484-484
15564089
TYPE OF PLAT
JOB/ PARCEL ID/S
10/02/2015 - 11:36 AM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 15.00
DP FEE 2.00
RECORDING FEE 0.00
TOTAL AMOUNT 17.00
STATE OF TENNESSEE, WILSON COUNTY
JOHN D SPICKARD
RECORDER OF DEEDS

Robert Lee Spears
Registered Land Surveyor
Tennessee No. 1136

R. L. SPEARS & CO.
LAND SURVEYING
4075 N. MT. JULIET RD
MT. JULIET, TN 37122
615-758-0729
rlspearsco@comcast.net

J# 3311