

LOT NO.	AREA (SF)
132	11,004
133	11,004
134	11,004
135	10,910
136	10,841
137	11,015
138	11,086
139	10,982
140	10,778
141	10,468
142	10,555
143	11,337
144	16,469
145	11,801
146	11,158
147	10,923
148	14,684

PEDESTRIAN PATHWAYS

5' PEDESTRIAN PATHWAYS SHALL BE INSTALLED ALONG THE REAR 5' OF THE 18.5' WIDE PRIVATE PEDESTRIAN / DRAINAGE EASEMENT AT ALL LOCATIONS SHOWN ON THE FINAL PLAT. THE REQUIRED PATHWAY SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT WHERE SHOWN BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE HOUSE. IN ALL COMMON AREAS WHERE THE PEDESTRIAN PATHWAY IS SHOWN, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION.

SPRING CREEK, P.D.
PHASE 3
(P. B. 228, PG. 2)

SPRING CREEK, P.D.
PHASE 3
(P. B. 228, PG. 2)

C.O.S. A
INST. # 08090068

C.O.S. C
INST. # 08090068

PHASE 4A
INST. # 13017138
(P. B. 254, PG. 34)

C.O.S. D
INST. # 08090068

NOTES:

THE TOWN OF COLLIERVILLE SHALL HAVE THE RIGHT TO ENTER PROPERTY FOR THE PURPOSE TO MAINTAIN THE SANITARY SEWER SYSTEM.

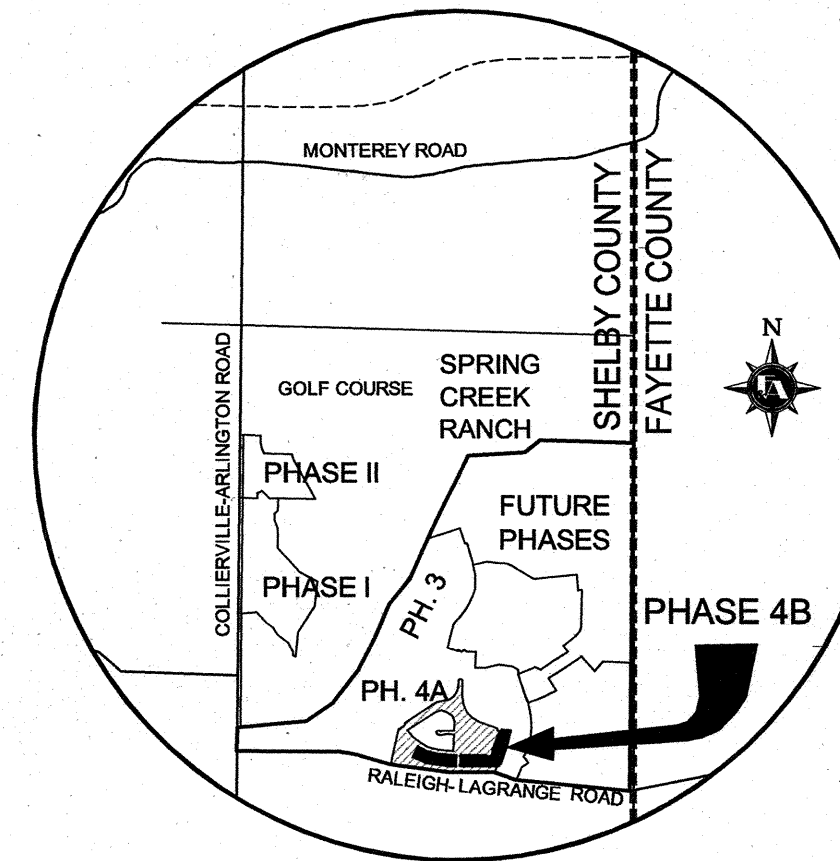
THE RIGHT-OF-WAY OF ALL PRIVATE STREETS AND COMMON OPEN SPACES WHICH HAVE PUBLIC SANITARY SEWER SHALL BE A PUBLIC SANITARY SEWER EASEMENT FOR THE TOWN OF COLLIERVILLE.

WHEN THE SANITARY SEWER SYSTEM LIES WITHIN PUBLIC OR PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPAIR THE STREET WITH THE TOWN OF COLLIERVILLE'S STANDARD ASPHALT SECTION AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE ANY DECORATIVE PAVEMENT; THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

WHEN THE SANITARY SEWER SYSTEM LIES WITHIN COMMON OPEN SPACE (C.O.S.) AND ANY AREA OUTSIDE OF THE PUBLIC AND PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPLACE THE DISTURBED AREA WITH SOD AND DOES NOT HAVE THE RESPONSIBILITY TO REMOVE, RELOCATE OR REPLACE ANY AMENITIES (I.E. LANDSCAPING, FENCES, GAZEBO'S, ETC) WITHIN THESE AREAS; THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. A STATEMENT TO THIS EFFECT SHALL BE SHOWN ON THE FINAL PLAT.

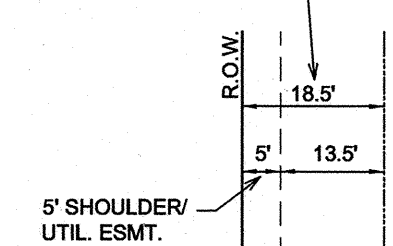
TOWN OF COLLIERVILLE SHALL ONLY MAINTAIN THE SANITARY SEWER SYSTEM LOCATED WITHIN PUBLIC RIGHT OF WAY OR PUBLIC EASEMENT.

ALL C.O.S. INCLUDING THE 42' LANDSCAPE BUFFER ALONG RALEIGH LaGRANGE ROAD, SHALL BE OWNED AND MAINTAINED BY THE SPRING CREEK RANCH RESIDENTIAL OWNERS ASSOCIATION, INC. (INSTRUMENT # 06138831)



VICINITY MAP
(NOT TO SCALE)

18.5' PRIVATE PEDESTRIAN/
DRAINAGE ESMT.



ALL SURFACE SWALES LOCATED WITHIN THE 18.5' WIDE PRIVATE PEDESTRIAN DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHERE SAID SWALES ARE CONSTRUCTED ACROSS INDIVIDUAL LOTS AND BY THE HOME OWNER ASSOCIATION WHERE SAID SWALES ARE CONSTRUCTED ACROSS COMMON AREAS. THE PEDESTRIAN PATHWAY SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION IN ALL LOCATIONS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. F.E.M.A. PANEL 47157C 0485F, DATED SEPTEMBER 28, 2007

P.D. 99-306 CO FINAL PLAT SPRING CREEK RANCH PLANNED DEVELOPMENT PHASE 4B PART OF AREAS B, C, D, E AND F SHELBY COUNTY, TENNESSEE

APRIL 2013
TOTAL AREA: 4,500 AC. (196,020 SF)
TOTAL LOTS: 17
DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
SCR BRAVO INVESTMENTS, L.L.C.
5900 POPLAR AVE.
MEMPHIS, TN. 38119



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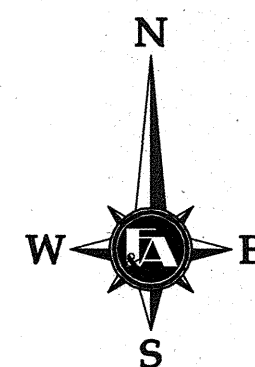
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PLAT BOOK : 256

PAGE : 4

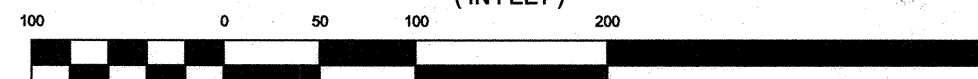
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



LOTS 149-158
SETBACKS:
FRONT 30'
REAR 20'
SIDE 5'

GRAPHIC SCALE
(IN FEET)



1 inch = 100 ft.

MATCHLINE (SEE CONTINUATION THIS SHEET)

MATCHLINE (SEE CONTINUATION THIS SHEET)

SCOTT
(AN-3134)
4.1 AC.

Δ = 7°55'48"
R = 1330.00'
L = 184.08'
T = 92.19'
CH. BR. = S73°39'48"E
CH. DIST. = 183.93

CH. BR. = S73°39'48"E
CH. DIST. = 183.93

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OUTLINE PLAN CONDITIONS
Spring Creek Ranch 1ST Amendment
P.D. 99-306 CO

I. Uses and Bulk Regulations

- A. Area "A" (57.7 acres). A maximum of 75 single-family and zero lot line dwelling units. A minimum of 37 units shall be free standing and 36 may be zero lot line grouping with a common fire wall. No more than 4 units can be grouped together with the common fire wall. This does not require grouping but only allows a grouping, if feasible.
- B. Area "B" (60.7 acres). A maximum 120 single family detached dwelling units.
- C. Area "C" (86.4 acres). A maximum of 87 single family detached dwelling units.
- D. Area "D" (63.2 acres). A maximum of 84 single family detached dwelling units.
- E. Area "E" (40.6 acres). A maximum of 81 single family detached dwelling units.
- F. Area "F" (51.8 acres). A maximum of 52 single family detached dwelling units.
- G. Area "G" (16.2 acres). A maximum of 21 single family and zero lot line dwelling units. A minimum of 10 units shall be free standing and 11 may be zero lot line grouping with no more than 4 units with a common fire wall. This does not require grouping but only allows grouping, if feasible.
- H. Passive recreation and environmental education uses allowed in all areas.

II. Access and Circulation

- A. Dedicate Collierville-Arlington 34 feet from the centerline and improve to rural cross-section in accordance with Subdivision Regulations and Shelby County Paving Policy.
- B. Dedicate Raleigh LaGrange 34 feet from the centerline and improve to a rural cross section with three (3), 12 foot wide lanes subject to the approval of the County Engineer.
- C. Drives within areas A, B, C, D, E and F shall be private and shall provide access to Collierville-Arlington Road, Raleigh-LaGrange Road and other areas of the Planned Development.
- D. Access to area "G" shall be provided from Collierville-Arlington Road by way of a private drive through the golf course or from Monterey Road.
- E. Direct access by individual lots to Collierville-Arlington Road and Raleigh LaGrange Road is prohibited.
- F. Private drive widths shall be a minimum of 22 feet wide except for one way traffic which may be 14'-0" minimum and shall be governed by the County Fire Department.

III. Drainage:

Drainage improvements including possible on-site detention to be provided under contract in accordance with Subdivision Regulations, and the County Engineer's Office.

- IV. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading, screening, signage, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action, file a written appeal to the Director of Office of Planning and Development, to have such action reviewed by the appropriate governing bodies.

V. Landscaping and Screening:

- A. A 50 foot landscape buffer shall be provided along Collierville-Arlington Road and Raleigh-LaGrange Road.
- B. If reverse frontage is proposed along Collierville-Arlington Road or Raleigh-LaGrange Road, a detailed plan for the reverse landscape screen shall be submitted with any application for site plan review by the Land Use Control in accordance with Condition IX.
- C. Additional streetscape and open space landscaping shall be illustrated on all final plans subject to site plan review by the Land Use Control Board in accordance with Condition VIII.
- D. Equivalent landscaping may be substituted subject to site plan review by the Land Use Control Board.
- E. Portable and temporary signs shall be prohibited.
- F. All signs shall be setback a minimum of 15 feet from the right-of-way.

VII. Site Plan Review:

- A. A site plan shall be submitted for the review, comment and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies and the Land Use Control Board.
- B. The site plan shall include the following information:
- The location, and dimensions of all buildable areas, signs and parking areas.
 - The layout of all public streets, private drives and the dimensions and area of all lots.
 - Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
 - Illustration of the design and materials of any proposed signs.
- C. The site plan shall be reviewed based upon the following criteria:
- Adequacy of facilities and conformance to the Subdivision Regulations.
 - Design and location of any open space features relative to the type and location of residential units.
 - Conformance with the outline plan conditions.
 - Compatibility with adjacent properties as judged from the final elements of site development including landscaping, screening and architectural design.

- VIII. Final plans shall not be approved until the site plan for that phase is approved by the Memphis and Shelby County Office of Planning and Development. The Memphis and Shelby County Office of Planning and Development may approve, approve with conditions or reject the site plan. If necessary the Memphis and Shelby County Office of Planning and Development may take the matter under advisement or defer the decision until the next regular meeting.

- IX. A final plan shall be filed within five years of the approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

- X. All common open space features shall be give a lot number and shall be maintained by a property owners association. The first phase of development adjacent to a common open space within the site plan for that phase.

- XI. Any final plan shall include the following:

- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The location and dimensions of buildable areas, pedestrian and utility easements and required landscaping and screening areas.
- D. The content of all landscaping and screening to be provided.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to homeowners' association or other entity, for ownership and maintenance purposes.
- G. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The area denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. DIR.	CHD. LEN.
C8	39.27	25.00	90°00'00"	25.00	S68°56'55"W	35.36
C41	451.06	470.00	54°59'12"	244.60	S57°20'49"E	433.95
C42	75.40	482.00	8°57'45"	37.78	S57°24'15"E	75.32
C43	75.40	482.00	8°57'45"	37.78	S66°22'00"E	75.32
C44	75.40	482.00	8°57'45"	37.78	S75°19'45"E	75.32
C45	42.31	482.00	5°01'47"	21.17	S82°19'31"E	42.30
C56	248.57	200.00	71°12'40"	143.22	N59°33'15"E	232.88
C57	50.57	212.00	13°40'03"	25.41	N68°19'34"E	50.45
C58	26.06	50.00	29°51'44"	13.33	N83°34'36"W	25.77
C59	16.82	50.00	19°16'16"	8.49	N59°00'36"W	16.74
C60	46.83	46.01	58°18'27"	25.67	S78°31'41"E	44.83
C61	38.17	46.01	47°31'41"	20.26	N48°33'14"E	37.08
C62	26.09	46.01	32°29'20"	13.41	N08°32'44"E	25.74
C63	42.88	50.00	49°08'00"	22.86	S16°52'04"W	41.58
C64	50.70	212.00	13°42'07"	25.47	N30°47'59"E	50.58
C65	14.00	212.00	3°47'02"	7.00	N39°32'33"E	14.00
C67	80.01	4771.00	0°57'39"	40.01	S83°43'24"E	80.01
C68	80.00	4771.00	0°57'39"	40.00	S84°41'03"E	80.00
C69	80.03	4771.00	0°57'40"	40.02	S86°11'08"E	80.03
C70	80.08	4771.00	0°57'42"	40.04	S87°08'49"E	80.08
C71	61.42	4771.00	0°44'15"	30.71	S87°59'48"E	61.42
C72	80.04	804.00	5°42'13"	40.05	N84°10'47"W	80.00
C73	119.96	804.00	8°32'56"	60.09	N77°03'13"W	119.85
C74	46.17	2509.00	1°03'15"	23.08	N71°28'53"W	46.17
C75	194.07	482.00	23°04'10"	98.37	S41°23'18"E	192.76
C77	10.82	804.00	0°46'15"	5.41	N72°23'38"W	10.82
C78	29.14	4771.00	0°21'00"	14.57	S83°04'04"E	29.14
C80	31.89	312.00	5°51'25"	15.96	S68°58'47"E	31.88
C81	18.72	804.00	1°20'02"	9.36	N87°41'54"W	18.72

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.79	S29°51'13"E
L19	47.00	N23°56'55"E

P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 4B
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE

APRIL 2013
TOTAL AREA: 4,500 AC. (196,020 SF)
TOTAL LOTS: 17
DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
SCR BRAVO INVESTMENTS, L.L.C.
5900 POPLAR AVE.
MEMPHIS, TN. 38119



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DONNA 1112996-13086455	
PLAT BOOK : 256	
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DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

On May 12, 2005 The Memphis & Shelby County Land Use Control Board approved the site plan with the following conditions:

1. The minimum lot size shall be 10,000 square feet.
2. Lots along Black Duke Blvd. north of Bravo Road and north of Street L, Black Duke Circle West, and Black Duke Circle East shall observe the following building setbacks:

Front Yard: 40 feet
Rear Yard: 20 feet
Side Yard: 5 feet
3. Lots along all other streets shall observe the following building setbacks:

Front Yard: 30 feet
Rear Yard: 20 feet
Side Yard: 5 feet
4. All common open space areas including private drives shall be owned and maintained by a home owners association.
5. Dedicate Raleigh-LaGrange Road 42 feet from the centerline. Improvement is only required at the intersection of Raleigh-LaGrange with Bravo Road, Rocky Joe Drive, and Street T where an exclusive left turn lane shall be required and where sight distance problems need to be eliminated at these intersections.
6. Dedicate Collierville-Arlington Road 42 feet from the centerline. No improvements are required.
7. Convey control of access along Raleigh-LaGrange Road to Shelby County.
8. The proposed streets cross sections submitted by the applicant will be considered for approval by the County Engineer and Office of Planning and Development during final plat review under the following conditions: Where density, topography, soil, and slope permit a rural cross section, local street designs with an engineered, vegetated, open channel may be approved within the street right of way with a slope and drainage easement to convey and treat stormwater runoff subject to the approval of the County Engineer and the Office of Planning and Development. The drainage area being conveyed within the side ditches shall not exceed 10 acres, side slopes shall be a minimum of 3:1, and the depth of side ditches shall not exceed 2 feet.
9. Intersection angles and spacing are subject to the approval of the County Engineer.
10. The 50-foot wide landscaping buffer along Raleigh-LaGrange Road shall be reduce to 42 feet to account for the increased dedication from 34 feet to 42 feet from the centerline. This buffer shall retain the existing trees within it and supplement with new tree plantings where necessary. The buffer detail shall be submitted as part of the final plat.
11. The development may be phased subject to approval of County Engineer and Office of Planning and Development.
12. All other Outline Plan Conditions remain applicable unless modified by conditions 1-11 above.

OWNER'S CERTIFICATE

We, SCR BRAVO INVESTMENTS, LLC, the undersigned owner of the property shown hereon, exclusive of common open spaces A, B, C & D, hereby adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to the public use forever. We certify that we are the owner of the said property in fee simple, duly authorized to act, and that the said property is not encumbered by any taxes or mortgages which have become due and payable.

By [Signature]
GARY THOMPSON
MANAGER

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said state and county at Memphis, duly commissioned and qualified, personally appeared GARY THOMPSON, with whom I am personally acquainted, and who upon his oath acknowledged himself to be MANAGER of the SCR BRAVO INVESTMENTS, LLC, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained in witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 2nd day of April, 2013.

Notary Public Michelle H. Davis
My commission expires 6/21/16



OWNER'S CERTIFICATE

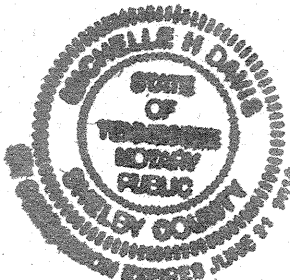
We, THE SPRING CREEK RANCH RESIDENTIAL OWNERS ASSOCIATION, INC., owners of Common Open Spaces A, B, C & D shown hereon, adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to the public use forever. We certify that we are the owner of the said property in fee simple, duly authorized to act, and that the said property is not encumbered by any taxes or mortgages which have become due and payable.

By [Signature]
GARY THOMPSON
PRESIDENT

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said state and county at Memphis, duly commissioned and qualified, personally appeared GARY THOMPSON, with whom I am personally acquainted, and who upon his oath acknowledged himself to be PRESIDENT of the THE SPRING CREEK RANCH RESIDENTIAL OWNERS ASSOCIATION, INC., the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained in witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 2nd day of April, 2013.

Notary Public Michelle H. Davis
My commission expires 6/21/16



SURVEYOR'S CERTIFICATE

It is hereby certified that this is a Category "1" Survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws and local zoning ordinances, subdivision regulations, and the specific conditions imposed on this development relating to the practice of land surveying.

FISHER & ARNOLD, INC.
By [Signature]
Tennessee Registration No. 100498
Date 4/2/13

ENGINEER'S CERTIFICATE

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations, and the specific conditions imposed on this development, and takes into account all applicable Federal, State, and Local Building Laws and Regulations.

FISHER & ARNOLD, INC.
By [Signature]
Tennessee Registration No. 100498
Date 4/2/13

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This final plat conforms with the Outline Plan acted on by the Land Use Control Board on April 8, 1999 and approved by the Shelby County Commission on June 7, 1999.

By [Signature] Date 5/2/13
Director, Office of Planning and Development

OPD NRS 05/02/13 County Engineer 62 4-3-13

PROPERTY / HOMEOWNERS ASSOCIATION

All common open spaces features / private facilities shall be owned and maintained by THE SPRING CREEK RANCH RESIDENTIAL OWNERS ASSOCIATION, INC. whose establishment, ownership, and maintenance responsibilities area recorded under Instrument 06138831 at the Shelby County Register's office.

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