

SPRING CREEK P.D.
FUTURE DEVELOPMENT
(INST. # GR-0772)
P.B. 220, PG. 39

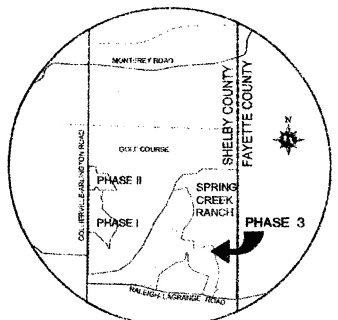
SPRING CREEK GOLF COURSE
MONTEREY HOUSE LLC.
(INST. # JX - 9809)
P.B. 220, PG. 39

SPRING CREEK, L.L.C.
(FUTURE DEVELOPMENT)
P.B. 180, PG. 47

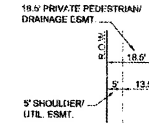
SPRING CREEK, L.L.C.
(FUTURE DEVELOPMENT)
(INST. # GR - 0772)
P.B. 180, PG. 47

SPRING CREEK, L.L.C.
(FUTURE DEVELOPMENT)
(INST. # GR - 0772)
P.B. 180, PG. 47

LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
1	21,080	45	13,878	48	35,586
2	24,055	46	15,068	49	36,780
3	16,492	47	16,000	50	54,401
4	22,218	48	15,000	51	35,761
5	18,976	49	16,296	52	33,783
6	18,675	50	17,035	53	37,286
7	15,922	51	14,927	54	44,361
8	13,376	52	13,039	55	44,517
9	13,121	53	15,984	56	46,454
10	16,607	54	17,350	57	32,138
11	15,779	55	18,399	58	32,487
12	15,694	56	17,917	59	33,756
13	11,546	57	18,711	100	31,201
14	18,685	58	15,605	101	30,640
15	11,084	59	18,352	102	30,307
16	10,113	60	18,472	103	34,872
17	10,338	61	17,124	104	30,620
18	13,783	62	18,685	105	30,800
19	12,943	63	13,893	106	30,800
20	16,241	64	10,702	COS A	1,042,337
21	20,681	65	10,702	COS B	1,712
22	21,340	66	10,702	COS C	238,361
23	19,042	67	11,033	COS D	33,258
24	18,558	68	11,033	COS E	882
25	15,003	69	12,024	COS F	2,229
26	18,156	70	13,738	COS G	684
27	13,762	71	18,260	COS H	3,778
28	10,613	72	13,260	COS I	18,967
29	11,254	73	11,364	COS J	21,301
30	15,470	74	11,880	COS K	2,270
31	13,116	75	11,880	COS L	18,120
32	12,096	76	11,870	COS M	11,210
33	11,173	77	11,612	COS N	1,968
34	15,505	78	14,190	COS O	6,111
35	21,276	78A	22,166	COS P	20,769
36	12,648	79	44,461	COS Q	514
37	12,521	80	32,547	COS R	514
38	14,982	81	63,752	COS S	696
39	11,942	82	30,244	COS T	18,185
40	10,400	83	35,258	COS U	78,484
41	11,800	84	35,442	COS V	476
42	13,336	85	38,448	COS W	356
43	11,247	86	43,674		
44	15,641	87	35,731		



VICINITY MAP/PHASE MAP
(NOT TO SCALE)



ALL SURFACE SWELLS 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 HAZARDOUS AREA. F.E.M.A. PANEL 47157C 1245E, DATED DEC. 2, 1994

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.

P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 3
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE

OCTOBER 2005
TOTAL AREA: 108,589 ACRES
TOTAL LOTS: 107 & 2; C.O.S.
DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
SPRING CREEK, L.L.C.
C/O BOYLE INVESTMENTS
5500 POPULAR AVE.
MEMPHIS, TN. 38113

FISHER & ARNOLD, INC.
990 Casaway Hills Drive - Memphis, Tennessee 38123-8538
901-748-1811 • Fax 901-748-3115 • Web: www.fisherandarnold.com
Architects • Engineers • Environmental Consultants • Interior Designers • Landscape Architects • Planners • Surveyors

RECORDED

10029946
03/26/2010 09:11 AM
BOOK: 245
PAGE: 6
TON LEATHERWOOD

* **COMPOSITE - SEE SHEET 2-6 FOR DETAILS**

NOTE:

ALL RIGHT OF ACCESS DIRECTLY ON RALEIGH LaGRANGE ROAD FROM ANY PROPERTY LINE OF LOTS 76-78 IS HEREBY CONVEYED TO SHELBY COUNTY (IF ANNEXED BY TOWN OF COLLIERVILLE THEN ACCESS SHALL BE AUTOMATICALLY CONVEYED TO THE TOWN OF COLLIERVILLE), IN THE EVENT THE AREA DENOTED AS "COMMON OPEN SPACE" REVERTS TO ADJOINING PROPERTY OWNERS, NO DIRECT ACCESS ON RALEIGH LaGRANGE ROAD SHALL BE PERMITTED.

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.

FOR ADDITIONAL NOTES SEE SHEET 2 OF 8.

SPRING CREEK GOLF COURSE
MONTEREY HOUSE LLC.
(INST. # JX - 9809)
P.B. 220, PG. 39

MATCHLINE (SEE CONTINUATION THIS SHEET)

MATCHLINE (SEE CONTINUATION THIS SHEET)



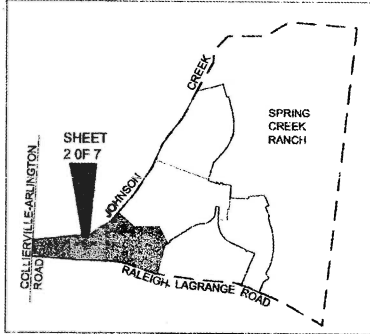
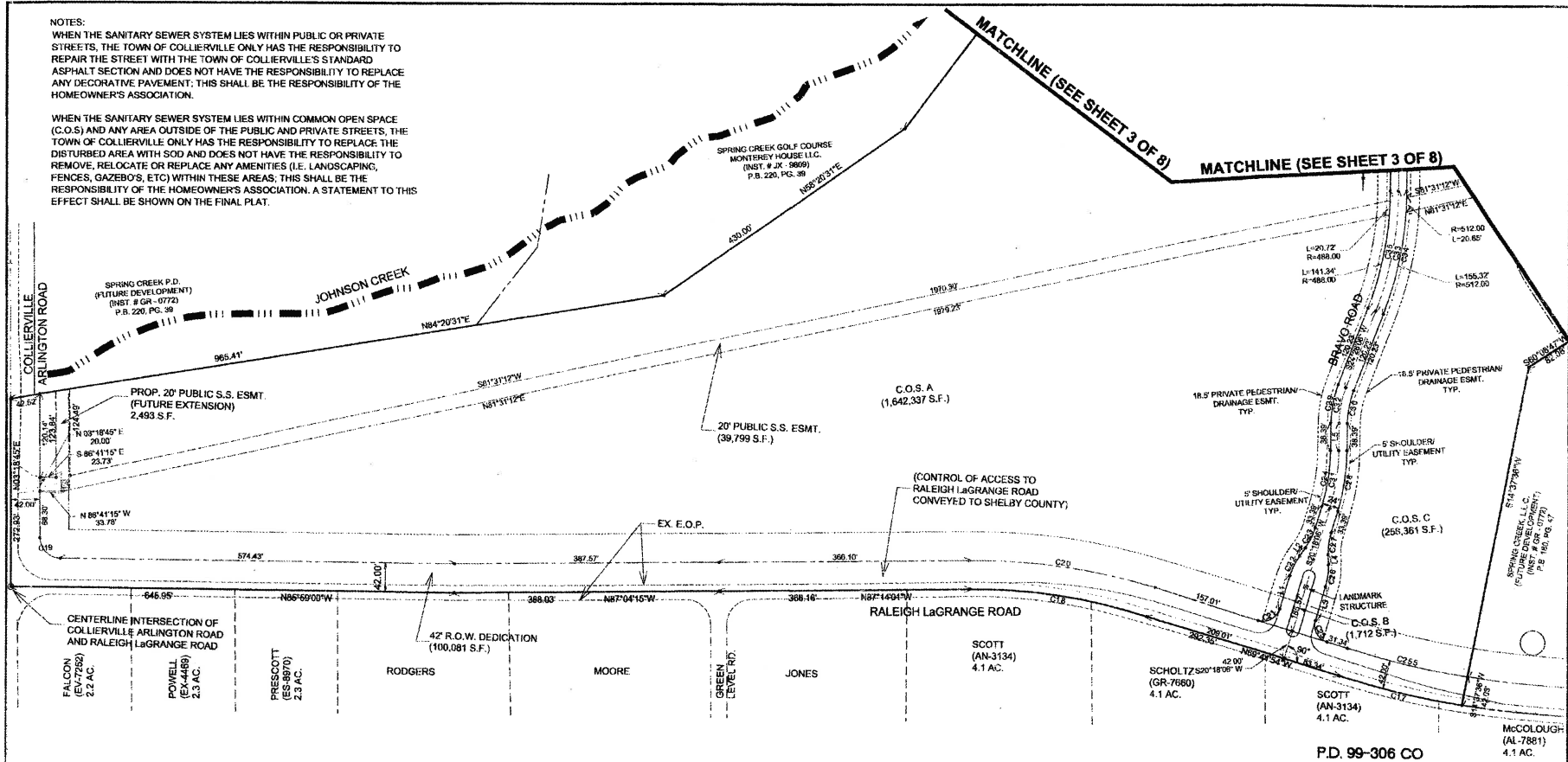
LOTS 1-78 SETBACKS: FRONT 30' REAR 20' SIDE 5'	LOTS 79-106 SETBACKS: FRONT 40' REAR 20' SIDE 5'
--	--

GRAPHIC SCALE
(IN FEET)

NOTES:

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 PLACE THE DISTURBED AREA WITH SOIL 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.



KEY MAP



THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ORNAMENTAL STREET SIGNS AND POLES.

**P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 3
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE**

RECORDED
OCTOBER 2005
TOTAL AREA: 109,588 ACRES
TOTAL LOTS: 107 & 23 C.O.S.
DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
SPRING CREEK, L.L.C.
C/O BOYLE INVESTMENTS
5900 POPLAR AVE.
MEMPHIS, TN. 38119



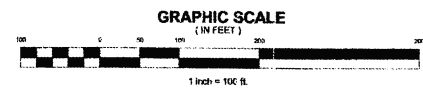
FISHER & ARNOLD, INC.

9180 Cazenwyn Hills Drive • Memphis, Tennessee 38125-6538
901-746-3811 • Fax: 901-746-3115 • Web: www.fishersarnold.com

RECORDED

10029946
03/22/2010 09:11:00 AM
PLAT BOOK : 245
PAGE : 6
PROCEEDING FEE
BY FEE
TOTAL AMOUNT
TOM LEATHERWOOD
REGISTERED PROFESSIONAL SURVEYOR

LOTS 1-78	LOTS 79-106	SETSBACKS:
FRONT: 30'	FRONT: 23'	FRONT: 40'
REAR: 20'	REAR: 20'	REAR: 20'
SIDE: 5'	SIDE: 5'	SIDE: 5'



SPRING CREEK GOLF COURSE
MONTEREY HOUSE LLC.
(INST. # JX - 9809)
P.B. 220, PG. 39

POND
NORMAL POOL 300.00
10 YR. ELEV. 301.39
100 YR. ELEV. 301.90

C.O.S. A
(1,642,337 S.F.)

SEE
ENLARGEMENT "A"

C.O.S. I
(18,987 S.F.)
GATED PRIVATE ACCESS
(SEE DETAIL ON SHEET 7 OF 8)

C.O.S. H
(3,779 S.F.)

C.O.S. E
(892 S.F.)

C.O.S. D
(33,258 S.F.)

C.O.S. C
(258,361 S.F.)

C.O.S. F
(2,229 S.F.)

C.O.S. G
(1,084 S.F.)

C.O.S. J
(21,301 S.F.)

C.O.S. K
(2,270 S.F.)

SPRING CREEK, L.L.C.
(FUTURE DEVELOPMENT)
(INST. # GR - 0772)
P.B. 180; PG. 47

MISSY VALLE LANE

ALTHEA LANE

CASSIDY LANE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

BRANGUS COVE

P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 3
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE

OCTOBER 2005
TOTAL AREA: 109.589 ACRES
TOTAL LOTS: 107 & 23 C.O.S.
DIST. 2 BLK. 23 PARCEL 28

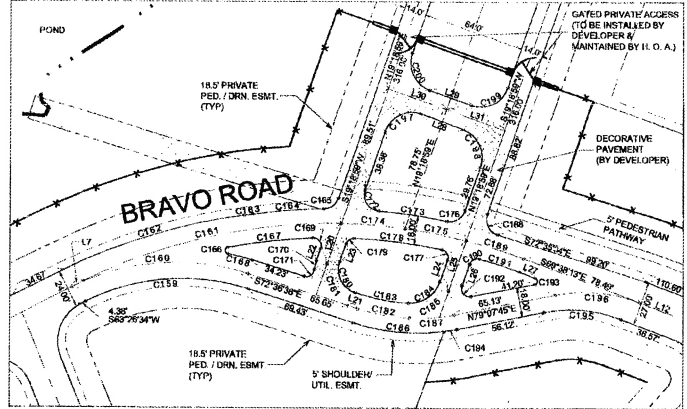
PREPARED FOR:
SPRING CREEK, L.L.C.
C/O BOYLE INVESTMENTS
5900 POPLAR AVE.
MEMPHIS, TN. 38118



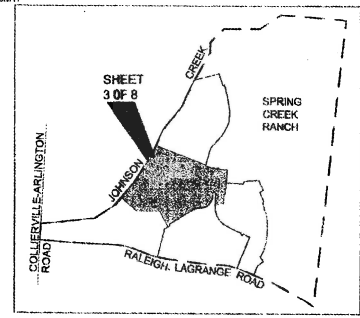
FISHER & ARNOLD, INC.
2700 Cheatham Hill Drive • Memphis, Tennessee 38125-8838
901.748.1821 • Fax: 901.748.5115 • Web: www.fishernard.com

RECORDED

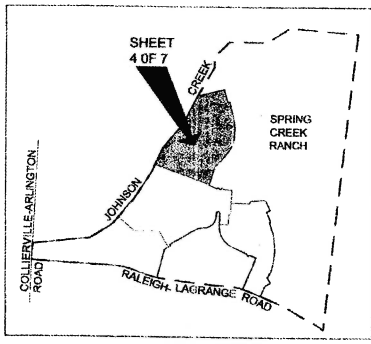
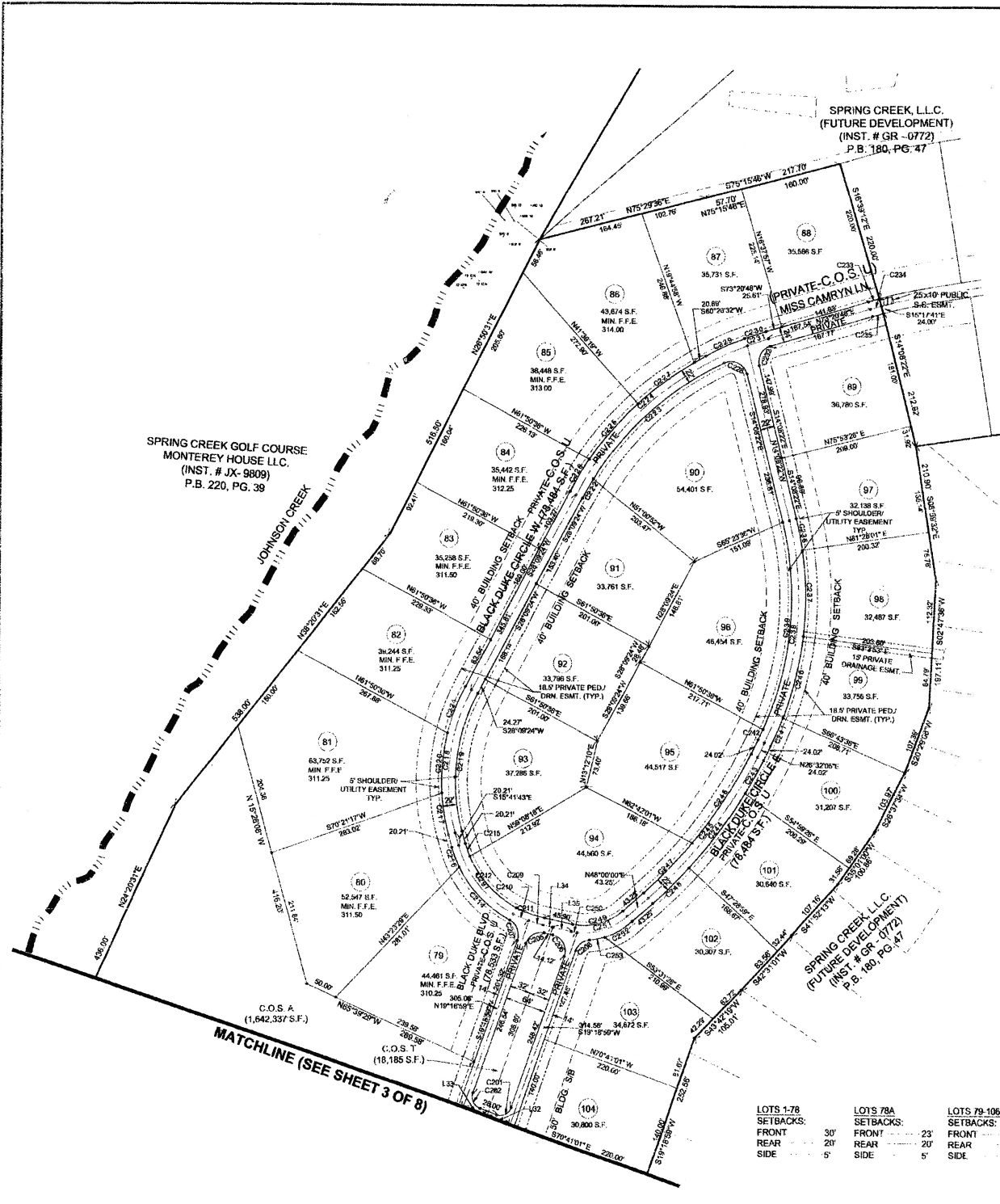
10029946
09/26/2015 09:16 AM
PLAT BOOK : 245
PAGE : 6
RECORDED PER 19.10
BY FEE 1.40
LOCAL AGENCY 1.40
TOM LEATHERWOOD
RELIEVER OF DEPT. SHELBY COUNTY TENDERED



ENLARGEMENT "A"
SCALE 1" = 50'

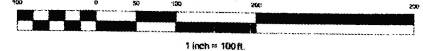


KEY MAP



KEY MAP

GRAPHIC SCALE
(IN FEET)



P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 3
 PART OF AREAS B, C, D, E AND F
 SHELBY COUNTY, TENNESSEE

OCTOBER 2005
 TOTAL AREA: 109.589 ACRES
 TOTAL LOTS: 107 & 23 C.O.S.
 DIST. 2 BLK. 23 PANCEL 28

PREPARED FOR:
 SPRING CREEK, L.L.C.
 C/O BOYLE INVESTMENTS
 5900 POPLAR AVE.
 MEMPHIS, TN, 38113



FISHER & ARNOLD, INC.

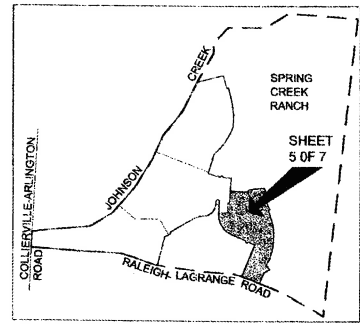
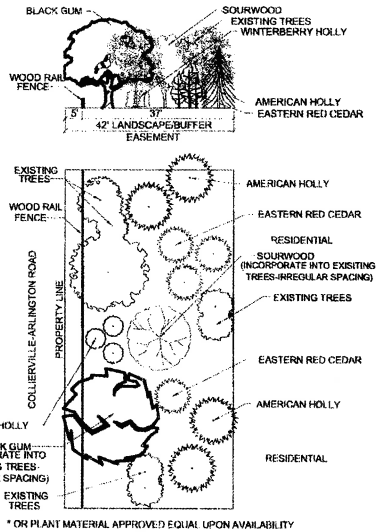
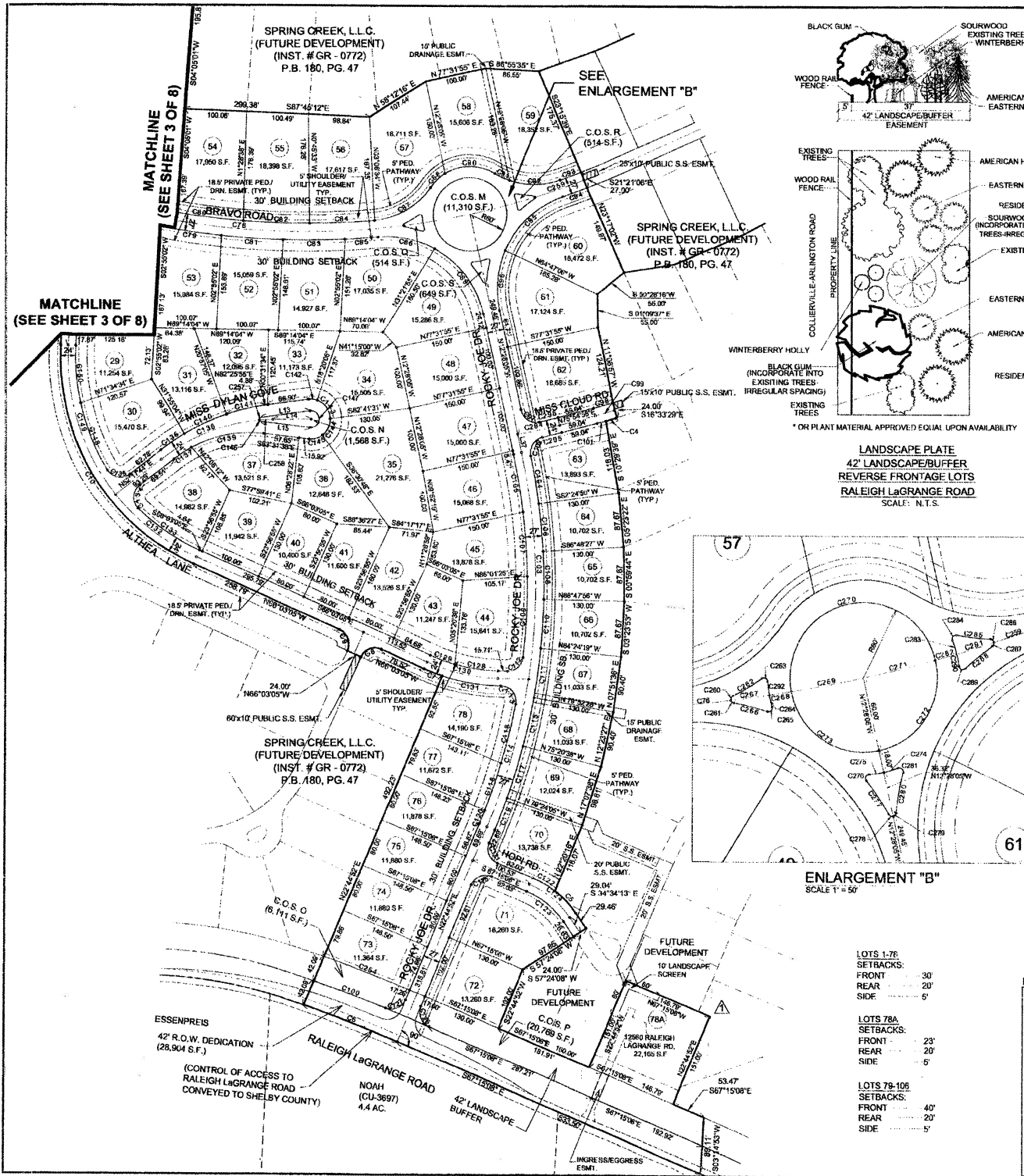
9180 Creechyn Hills Drive • Memphis, Tennessee 38125-8538
 901-748-1811 • Fax: 901-748-3115 • Web: www.fishernad.com

Architects • Engineers • Environmental Consultants • Interior Designers • Landscape Architects • Planners • Surveyors

RECORDED

1002946
 03/20/2010 09:16 AM
 F 200
 PLAT BOOK : 245
 PAGE : 6
 PREPARED FOR: 13.00
 BY: 2.00
 TOTAL: 17.00
 TON LEATHERWOOD
 PROJECTS OF JOHN WILCOX GROUP, INC.

LOTS 1-78 SETBACKS:		LOTS 78A SETBACKS:		LOTS 79-106 SETBACKS:	
FRONT	30'	FRONT	23'	FRONT	40'
REAR	20'	REAR	20'	REAR	20'
SIDE	5'	SIDE	5'	SIDE	5'



P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 3
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE

OCTOBER 2005
TOTAL AREA: 109.588 ACRES
TOTAL LOTS: 107 & 23 C.O.S.
DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
SPRING CREEK, L.L.C.
C/O BOYLE INVESTMENTS
5500 POPULAR AVE.
MEMPHIS, TN 38119

FISHER & ARNOLD, INC.
9180 Coaswynn Hills Drive • Memphis, Tennessee 38125-8538
901-748-1811 • Fax: 901-748-3115 • Web: www.fisherandarnold.com
Architects • Engineers • Environmental Consultants • Interior Designers • Landscape Architects • Planners • Surveyors

RECORDED

10029946

PLAT BOOK : 245

PAGE : 6

FOR LEATHERWOOD
MEMBER OF GREAT SHELBY COUNTY EXHIBITORS

CURVE	LENGTH	RADIUS	CURVE TABLE		CHD BRG.	CHD LEN.
			DELTA	TANGENT		
C1	28.79	15.00	102°20'40"	18.56	S31°13'28"E	23.37
C2	27.49	15.00	104°59'49"	15.54	S32°02'07"E	23.87
C3	45.62	50.00	115°39'11"	26.86	S47°57'35"E	42.61
C4	18.97	762.00	17°25'24"	6.46	N04°03'01"E	18.97
C5	49.85	162.00	117°34'17"	25.12	N43°23'01"E	49.85
O6	182.12	2425.00	3°49'59"	81.06	N89°10'02"W	182.09
O7	31.89	312.00	8°51'25"	15.56	S86°58'47"E	31.89
O8	38.27	25.00	90°00'00"	25.00	S88°36'39"W	38.27
O9	38.27	25.00	90°00'00"	25.00	S21°03'00"E	38.27
C10	435.79	362.00	66°58'07"	246.69	S31°30'02"E	408.91
C11	33.07	25.00	75°43'35"	16.48	N83°45'00"W	30.71
C12	4.18	1262.00	0°11'24"	2.09	S71°33'06"E	4.18
C13	45.94	25.00	92°00'00"	25.00	S69°56'39"W	39.71
C14	120.87	212.00	86°43'07"	201.19	N40°01'06"E	120.70
C15	178.89	330.00	51°01'32"	91.87	S74°22'28"W	178.82
C16	38.79	25.00	88°47'53"	24.48	S14°32'44"W	34.98
C17	184.76	1336.00	7°35'46"	92.19	S73°39'40"E	183.99
C18	263.20	960.00	87°30'07"	132.64	N19°37'51"W	263.18
C19	46.70	30.00	88°17'53"	23.63	S11°20'07"E	42.18
C20	276.08	902.00	1°13'20"	138.12	N78°27'53"W	274.98
C21	39.27	25.00	90°00'00"	25.00	N65°18'06"E	35.36
C22	32.18	100.00	18°20'05"	16.27	S23°11'09"W	32.04
C23	32.18	100.00	18°20'05"	16.27	S23°11'09"W	32.04
C24	60.73	288.00	16°03'56"	40.64	N12°16'06"E	60.49
C25	36.27	25.00	90°00'00"	25.00	S24°41'54"E	35.36
C26	32.18	100.00	18°20'05"	16.27	N11°03'09"E	32.04
C27	32.18	100.00	18°20'05"	16.27	N11°03'09"E	32.04
C28	57.42	312.00	18°20'05"	201.19	N40°01'06"E	57.17
C29	57.42	312.00	20°13'50"	29.62	S14°21'09"W	56.91
C30	48.07	136.00	20°13'50"	24.62	S14°21'09"W	48.49
C31	84.12	300.00	16°03'56"	42.34	N12°16'06"E	83.94
C32	52.87	150.00	20°13'50"	29.75	S14°21'09"W	52.69
C33	180.47	300.00	20°45'02"	84.27	N14°07'14"E	178.49
C34	184.80	512.00	20°45'02"	93.42	N14°07'14"E	183.89
C35	174.14	488.00	20°45'02"	89.04	N14°07'14"E	175.19
C36	468.23	456.00	58°58'18"	296.07	S33°26'59"W	447.60
C37	413.88	438.00	54°06'23"	223.82	S20°31'39"W	398.68
C38	481.02	482.00	59°39'39"	287.22	S38°39'39"W	459.56
C39	43.94	25.00	99°20'10"	26.46	N72°24'10"W	38.12
C40	37.69	25.00	98°10'39"	23.89	S20°21'14"W	34.16
C41	54.08	212.00	14°37'00"	27.19	N15°29'59"W	53.94
C42	162.08	168.00	20°13'50"	92.27	N11°03'09"E	162.00
C43	183.69	200.00	55°29'13"	106.20	N55°00'10"E	182.21
C44	56.86	212.00	15°23'59"	28.65	N00°29'19"W	56.79
C45	63.87	212.00	17°12'26"	32.88	N15°52'48"E	63.43
C46	50.99	212.00	8°14'00"	15.32	N28°57'19"E	50.57
C47	97.81	168.00	23°28'18"	49.61	N17°38'18"E	97.31
C48	218.54	200.00	62°36'31"	121.62	S01°28'05"E	207.62
C49	231.65	212.00	62°36'31"	128.91	S01°28'05"E	220.28
C50	106.42	168.00	33°02'36"	55.77	S13°19'54"E	106.89
C51	38.79	25.00	91°12'07"	25.57	S75°27'18"E	35.72
C52	18.51	364.00	2°46'21"	9.26	S86°19'11"W	18.51
C53	185.19	342.00	31°03'11"	94.82	S17°27'22"W	182.94
C54	63.41	354.00	13°29'59"	41.90	S88°22'01"W	63.22
C55	91.77	354.00	14°51'11"	46.14	S82°32'36"W	91.61
C56	11.86	168.00	3°36'42"	5.92	N88°08'50"E	11.86
C57	302.71	288.00	88°39'49"	158.88	S48°39'49"E	278.63
C58	107.69	188.00	32°38'44"	64.04	N70°02'02"E	107.65
C59	150.91	188.00	45°59'34"	78.79	N30°41'29"E	146.89
C60	14.38	188.00	4°28'38"	7.29	N83°28'32"E	14.38
C61	31.89	25.00	72°53'15"	18.48	N31°13'14"W	29.70
C62	46.74	26.00	107°08'41"	24.89	S58°48'52"E	46.59
C63	32.18	25.00	73°44'58"	16.75	S13°32'32"E	30.07
C64	45.85	25.00	106°06'45"	32.67	N56°40'23"E	38.71
C65	72.51	1260.00	3°19'25"	38.27	S11°13'52"E	72.50
C66	48.69	25.00	112°02'52"	37.10	N13°38'51"W	41.49
C67	48.69	25.00	112°02'52"	37.10	S14°22'23"W	41.49
C68	32.60	40.71	65°44'56"	17.23	S19°12'59"W	31.44
C69	46.71	40.71	65°44'56"	26.31	S36°27'27"E	44.19
C70	32.94	40.71	74°31'07"	30.97	S77°24'48"E	49.27
C71	26.81	40.71	74°31'07"	13.91	N17°12'35"E	26.82
C72	88.68	22.71	223°42'48"	88.67	S17°22'09"E	131.50
C73	3.96	3.00	67°57'18"	2.02	N38°59'34"W	3.96
C74	43.89	25.00	100°49'08"	30.23	S84°38'22"W	36.53
C75	34.22	25.00	78°20'02"	20.40	S30°07'01"E	31.61
C76	538.34	1260.00	4°10'42"	211.31	S89°12'24"E	538.28
C77	131.61	1260.00	6°03'49"	63.67	S17°22'09"E	131.50
C78	95.19	1263.50	4°12'08"	48.01	S17°12'37"E	90.93
C79	100.48	1263.50	4°32'22"	50.26	S81°39'32"E	100.43
C80	106.21	1263.50	5°07'51"	54.14	S82°56'22"E	106.17
C81	100.04	1263.50	4°21'17"	50.05	S88°12'39"E	100.01
C82	107.49	1263.50	4°58'37"	43.89	S87°30'36"E	107.36
C83	100.20	1263.50	4°52'43"	50.14	N88°14'54"E	100.21
C84	106.67	1261.70	4°41'55"	52.87	N87°07'44"E	106.64
C85	53.87	1263.50	2°28'30"	26.94	N85°45'18"E	53.87
C86	66.45	180.00	54°10'49"	43.19	N78°22'31"W	66.04
C87	109.16	382.00	48°49'56"	58.87	N52°30'55"E	108.46
C88	33.44	24°34'02"	33.67	S46°20'24"W	33.19	
C89	136.33	160.00	48°49'08"	77.61	N36°32'36"W	132.49
C90	64.93	76.00	62°23'02"	42.27	S88°48'56"W	80.79
C91	26.35	126.00	12°10'18"	13.33	S80°34'06"E	26.32
C92	64.09	126.00	38°51'37"	35.67	S89°19'31"E	64.01
C93	35.83	126.00	38°51'37"	17.86	N69°26'52"E	35.83
C94	41.52	1263.50	1°52'58"	20.76	N69°32'23"E	41.52
C95	132.23	180.00	4°21'01"	70.17	S46°51'22"E	128.99
C96	69.41	180.00	38°51'37"	54.14	S40°51'29"W	69.36
C97	38.26	25.00	88°38'14"	21.99	S57°17'18"W	38.26
C98	31.81	136.00	2°28'27"	15.94	N74°40'45"E	31.81
C99	30.39	750.00	2°28'27"	16.20	N74°40'45"E	30.39
C100	124.00	245.00	2°23'48"	62.01	N69°34'38"W	123.99
C101	13.91	162.00	1°10'18"	6.97	N75°33'03"E	13.91
C102	36.07	25.00	88°22'02"	24.80	S32°47'00"W	35.21
C103	368.31	1000.00	20°29'42"	183.26	N01°58'29"W	364.32
C104	77.97	1013.50	4°23'11"	38.81	N85°48'48"W	77.97
C105	44.57	986.50	5°29'34"	47.32	N46°49'18"W	84.54
C106	77.72	1013.50	4°23'11"	38.81	N82°22'22"W	77.70
C107	104.50	986.50	6°04'10"	52.30	N00°56'28"W	104.42
C108	77.72	1013.50	4°23'11"	38.81	N00°58'44"W	77.70
C109	122.17	986.50	7°30'38"	64.68	N02°50'43"E	126.08
C110	77.72	1013.50	4°23'11"	38.81	N03°23'36"E	77.70
C111	80.14	1013.50	4°31'30"	40.69	N07°17'06"E	80.14
C112	36.85	25.00	141°07'00"	22.78	N48°06'14"E	36.88
C113	43.97	25.00	100°46'12"	30.20	N39°20'33"W	36.52

CURVE	LENGTH	RADIUS	CURVE TABLE		CHD BRG.	CHD LEN.
			DELTA	TANGENT		
C114	248.36	1000.00	141°19'28"	124.77	N15°38'08"E	247.83
C115	90.14	1013.50	4°31'31"	40.69	N12°22'22"E	80.12
C116	90.40	986.50	5°42'55"	49.34	N13°54'00"E	89.39
C117	92.42	986.50	6°15'23"	45.24	N17°01'33"E	92.42
C118	96.31	986.50	6°49'46"	46.03	N18°03'49"E	96.30
C119	95.71	1013.50	3°08'58"	27.86	N21°10'54"E	95.70
C120	23.13	986.50	1°20'39"	11.56	N22°04'39"E	23.13
C121	89.27	25.00	90°00'00"	25.00	S21°15'06"E	35.36
C122	92.42	25.00	92°00'00"	25.00	S21°15'06"E	35.36
C123	78.72	136.00	38°39'54"	40.46	N07°54'51"W	77.65
C124	85.85	150.00	32°49'54"	43.89	N50°54'14"W	84.41
C125	29.29	25.00	90°00'00"	25.00	S87°44'52"W	35.36
C126	39.27	25.00	91°00'00"	25.00	S21°15'06"E	35.36
C127	98.89	25.00	92°00'00"	24.62	N01°17'19"E	35.08
C128	70.19	288.00	37°00'23"	33.58	S81°40'04"E	70.02
C129	43.19	288.00	8°36'11"	21.82	S70°24'07"E	43.12
C130	118.70	300.00	22°47'31"	60.14	S77°23'11"E	117.53
C131	97.63	312.00	17°49'10"	48.91	S84°00'06"E	96.84
C132	191.08	326.00	10°20'37"	85.10	S59°22'39"E	189.48
C133	120.95	326.00	20°25'55"	60.91	S55°59'22"E	119.89
C134	44.12	25.00	91°24'54"	28.72	S03°20'17"W	37.71
C135	41.24	25.00	91°30'55"	27.80	S02°16'47"E	37.08
C136	45.88	350.00	10°00'00"	22.98	S80°00'00"W	45.86
C137	34.98	200.00	9°46'49"	17.02	S87°10'28"W	34.04
C138	172.13	300.00	32°42'30"	88.51	S68°43'59"W	168.78
C139	120.13	180.91	34°26'46"	61.94	S79°16'51"W	118.33
C140	74.70	300.00	12°14'10"	37.32	S65°56'36"W	74.60
C141	97.49	334.00	12°14'10"	43.44	S65°56'36"W	97.32
C142	13.77	30.88	25°28'18"	7.00	N64°28'03"W	13.65
C143	17.01	30.88	69°04'04"	21.00	N30°41'52"W	17.01
C144	29.70	30.88	55°13'01"	16.15	N25°32'41"E	28.82
C145	29.70	31.39	42°21'17"	12.34	N79°09'25"E	29.70
C146	4.45	3.00	62°04'24"	2.49	S45°43'54"E	4.46
C147	43.89	12.88	186°10'13"	96.16	N00°32'52"W	25.54
C148	113.28	338.00	19°12'08"	57.18	S22°26'11"E	112.75
C149	254.26	350.00	41°37'14"	133.02	S15°32'36"E	248.69
C150	92.84	338.00	15°16'10"	46.78	S09°53'36"E	92.64
C151	41.5					

On May 12, 2006 The Memphis & Shelby County Land Use Control Board approved the site plan with the following conditions:

- The minimum lot size shall be 10,000 square feet.
- 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
- Lots along all other streets shall observe the following building setbacks:
 - Front Yard: 30 feet
 - Rear Yard: 20 feet
 - Side Yard: 5 feet
- All common open space areas including private drives shall be owned and maintained by a home owners association.
- 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 those intersections.
- Dedicate Collierville-Arlington Road 42 feet from the centerline. No improvements are required.
- Convey control of access along Raleigh-LaGrange Road to Shelby County.
- 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.
- Intersection angles and spacing are subject to the approval of the County Engineer.
- The 50-foot wide landscaping buffer along Raleigh-LaGrange Road shall be reduced 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.
- The development may be phased subject to approval of County Engineer and Office of Planning and Development.
- All other Outline Plan Conditions remain applicable unless modified by conditions 1-11 above.

OWNER'S CERTIFICATE

We, SPRING CREEK LLC, the undersigned owner of the property shown herein, 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]
STEVE DUNAWANT
EXECUTIVE 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 STEVE DUNAWANT with whom I am personally acquainted, and who upon his oath acknowledged himself to be EXECUTIVE MANAGER of the SPRING CREEK RANCH 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 22nd day of August, 2006.

Notary Public [Signature]
My commission expires January 8, 2007



SURVEYOR'S CERTIFICATE

It is hereby certified that this is a Catalog 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 Certificate No. 10080
Date: _____



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 Certificate No. 10080
Date: _____



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: 8/2/06
Director, Office of Planning and Development

OPD _____ County Engineer be 8-17-2006

PROPERTY / HOMEOWNERS ASSOCIATION

All common open spaces features / private facilities shall be owned and maintained by the S.E.R.R.A. Association whose establishment, ownership, and maintenance responsibilities are recorded under Instrument No. 06135428 at the Shelby County Register's office.

Grand Manor Old Spring Creek Homeowners Assoc. is record under inst # 06135427 AND RE-RECORDED UNDER INST # 10029948.

AS RE-RECORDED UNDER INST. # 10029947

OWNER'S CERTIFICATE

I, WILLIAM R. POWELL JR., the undersigned owner of lot 78A and remainder of parcel D022300152 shown herein, 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. I certify that I am 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]
WILLIAM R. POWELL JR.

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 WILLIAM R. POWELL JR. with whom I am personally acquainted, and who upon his oath acknowledged himself to be the owner of lot 78A, 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 7th day of August, 2006.

Notary Public [Signature]
My commission expires 6/13/2013



MORTGAGEE'S CERTIFICATE

We, the undersigned, mortgagee Commercial Bank Trust of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets, rights-of-way, lot lines, easements, and rights of access as shown and/or described to the public use forever, and hereby certify that we are the mortgagee duly authorized to act, and that the said property is unencumbered by any taxes that have become due and payable.

Commercial Bank
By: [Signature] Vice President
MORTGAGEE TITLE

Notary's Certificate

State of Tennessee
County of Shelby
Before me, the undersigned, a notary public in and for the said state and county at _____, duly commissioned and qualified, personally appeared Beth Alexander with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Vice President of the Commercial Bank, 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 17th day of January, 2006.

Notary Public [Signature]
My commission expires 8/13/2013



OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This plat is being re-recorded to reflect the addition of Lot 78A to this phase, including the easements of a public utility sewer easement to Lot 78A and easements of the Raleigh-LaGrange Road rights-of-way dedication.

By: [Signature] Date: 3/24/10
Director, Office of Planning and Development

be 3/23/2010 MRS 03/24/10

△ The Land Use Control Board on 02/11/10 approved the addition of Lot 78A to Phase 3 subject to the following:

(1) Permit existing driveway access to Raleigh-LaGrange Road for the existing residence at 17560 Raleigh-LaGrange Road to remain in conjunction with the residence being added as Lot 78A to Phase 3 of the Spring Creek Ranch Planned Development and (2) Delete the requirement for a reverse front landscaping screen on Lot 78A with the exception of the three (3) acre construction along Raleigh-LaGrange Road.

Conditions (1) and (2) are subject to the following conditions:

- Lot 78A shall be added to Phase 3 and include direct access to Raleigh-LaGrange Road.
- Lot 78A shall maintain the following minimum building setbacks: Front Yard - 30 feet, Side Yard - 5 feet, Rear Yard - 20 feet.
- No reverse front landscaping screen shall be required along Raleigh-LaGrange Road. A 3' soil fence will remain as a requirement to be installed along the length of Lot 78A as a requirement to be installed along the length of Lot 78A along Raleigh-LaGrange Road. The fence shall be installed within the development of the property, immediately abutting the street property to the east within the Spring Creek Ranch Planned Development.
- Dedicate Raleigh-LaGrange Road 42 feet from the centerline. No improvements are required. The dedication requirement is also applicable between Lot 72 and 78A.
- A sewer extension and connection shall be provided to Lot 78A.
- The northwest corner of Lot 78A shall be landscaped from the center south and east a distance of 60 feet in an area 10 feet wide with evergreen plant material 6 to 10 feet in height at planting to create a privacy screen. The corner of Lot 78A shall be responsible for this installation at the time of the construction of the residence on lot 78A.

P.D. 99-306 CO

FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 3
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE
OCTOBER 2005
TOTAL AREA: 109.9 ACRES
TOTAL LOTS: 108 & 23 C.O.S.
DIST. 2 BLK 23 PARCEL 28

PREPARED FOR:
SPRING CREEK RANCH, LLC
C/O BOYLE INVESTMENTS
5900 POPLAR AVE.
MEMPHIS, TN. 38119

FISHER & ARNOLD, INC.
9180 Chevrin Hills Drive • Memphis, Tennessee 38125-9558
901-248-1811 • Fax: 901-248-3115 • Web: www.fishernad.com
Architect • Engineer • Environmental Consultant • Interior Designer • Landscape Architect • Planner • Surveyor


RECORDED

 06135428 08/23/2006 10:04 AM PLAT BOOK : 228 PAGE : 2	 10029946 02/26/2010 09:16 AM PLAT BOOK : 245 PAGE : 6
RETURNING FEE \$1.00 DP FEE \$1.00 TOTAL AMOUNT \$2.00	RECORDING FEE \$1.00 DP FEE \$1.00 TOTAL AMOUNT \$2.00
TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



Tom Leatherwood
Shelby County Register

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

 10029946	
03/26/2010 - 09:16 AM	
8 PGS	
DEBITS 730752-10029946	
PLAT BOOK : 245	
PAGE : 6	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	