

**VICINITY MAP**  
(NOT TO SCALE)

REQUIRED SIDEWALK			
STREET NAME	SW WIDTH	SIDE	LOCATION FROM CENTERLINE
BRANGUS VALLEY DRIVE	5'	WEST	25.5' OFFSET (LOT 283, LOT 301-304)
MISS CLOUD ROAD	5'	SOUTH	25.5' OFFSET (LOT 305-309)

**NOTES:**

NO CONSTRUCTION PERMITS FOR IMPROVEMENTS WITHIN THIS PLANNED DEVELOPMENT SHALL BE ISSUED UNTIL VERIFICATION IS PROVIDED THAT THE DEVELOPER HAS INSTALLED OR HAS PAID TO INSTALL THE NECESSARY MUNICIPAL SERVICES OR UTILITIES.

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 PUBLIC AND 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.

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

THERE IS A 5' UTILITY EASEMENT ALONG ALL FRONT, SIDE & REAR LOT LINES.

ALL STREETS ARE PUBLIC.

**FINAL PLAT**  
**SPRING CREEK RANCH**  
**PLANNED DEVELOPMENT**  
**PHASE 11**  
CASE#: P.D. 13-314 CO FORMER CASE#: P.D. 99-306 CO  
**PART OF AREA B AND D**  
**SHELBY COUNTY, TENNESSEE**

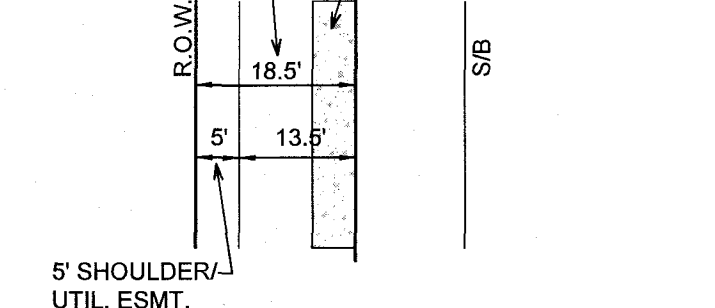
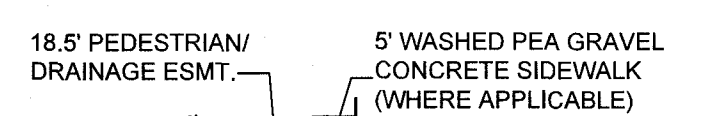
FEBRUARY 2022  
TOTAL AREA: 15.535 ACRES (676,710 S.F.)  
TOTAL 34 LOTS & 2 C.O.S.  
DIST. 2 BLK. 23 PARCEL 28

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



9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538  
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

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02/25/2022 09:56:05 AM  
BK 295 PG 16  
Shelandra Y. Ford  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



**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.

**18.5' PEDESTRIAN/DRAINAGE EASEMENTS**

THE 18.5' PEDESTRIAN/DRAINAGE EASEMENTS ARE FOR THE PURPOSES OF MAINTAINING PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS AND PRIVATE PEDESTRIAN WALKWAYS WITHIN SAID EASEMENTS. DRIVEWAY CULVERTS LOCATED WITHIN SAID EASEMENTS SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. ALL OTHER DRAINAGE STRUCTURES AND PIPES WITHIN SAID EASEMENTS SHALL BE PUBLIC OWNED AND MAINTAINED BY SHELBY COUNTY. SHELBY COUNTY SHALL HAVE RIGHT TO ACCESS AND USE SAID EASEMENTS FOR PURPOSES OF MAINTAINING THE PUBLIC OWNED DRAINAGE IMPROVEMENTS, BUT SHALL NOT BE RESPONSIBLE FOR OR OBLIGATED TO MAINTAIN ANY OTHER IMPROVEMENTS WITHIN SAID EASEMENT INCLUDING BUT NOT LIMITED TO PEDESTRIAN WALKWAYS, PRIVATE DRIVEWAY CULVERTS AND SURFACE SWALES. ALL SURFACE SWALES LOCATED WITHIN SAID EASEMENT SHALL BE MAINTAINED BY 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 INDIVIDUAL LOT OWNERS WHERE THE PATHWAY CROSSES INDIVIDUAL LOTS, AND SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION WHERE LOCATED IN COMMON OPEN SPACES. DRAINAGE IMPROVEMENTS, INCLUDING STRUCTURES AND PIPES, LOCATED WITHIN PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION.

**PASSIVE PATH NOTE:**

THE GRADING WITHIN THE PASSIVE PATH CANNOT BE ALTERED IN ANYWAY TO IMPEDE PASSIVE FLOW OF DRAINAGE.

TBM: MLGW GPS 116  
LOCATED 44' NORTHWEST CORNER OF RALEIGH LaGRANGE ROAD AND COLD CREEK DR.  
ELEV. 328.79 (NGVD 88)

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. F.E.M.A. PANEL 47157C 0485G, DATED FEBRUARY 6, 2013

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

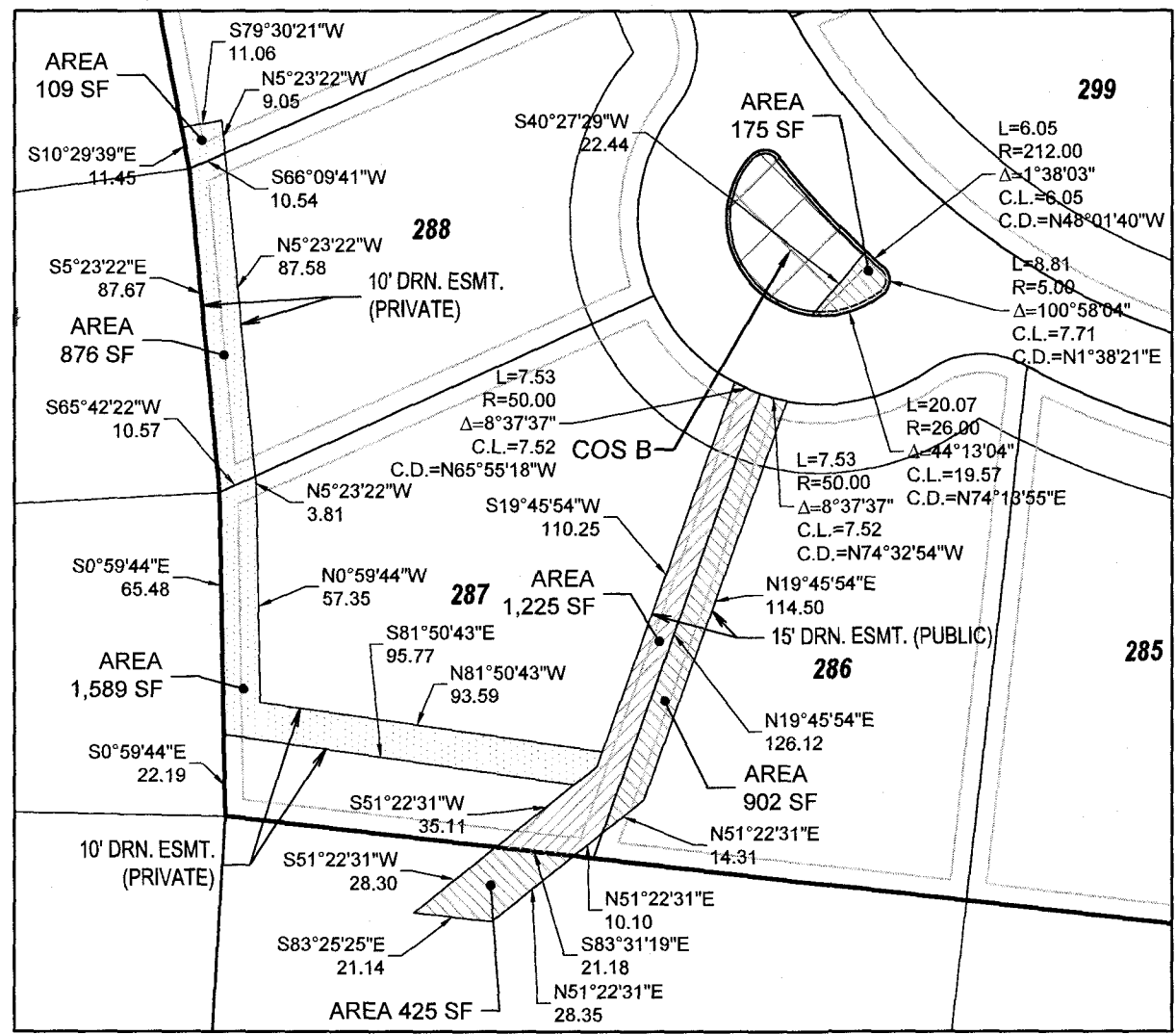
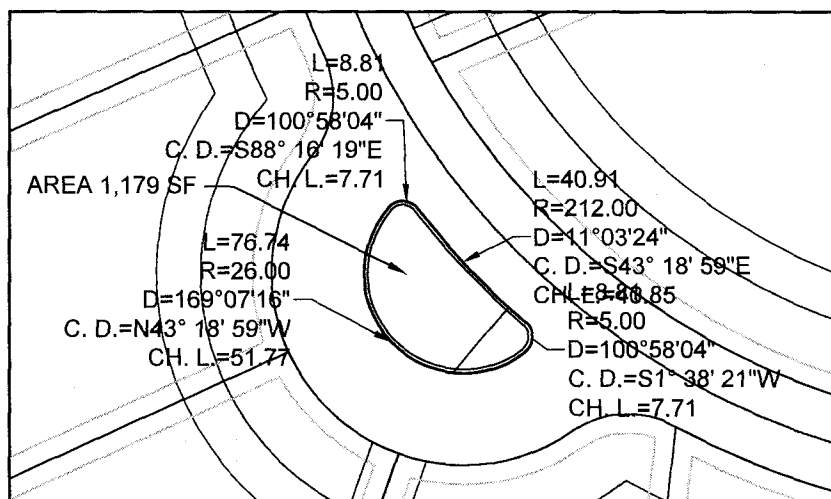
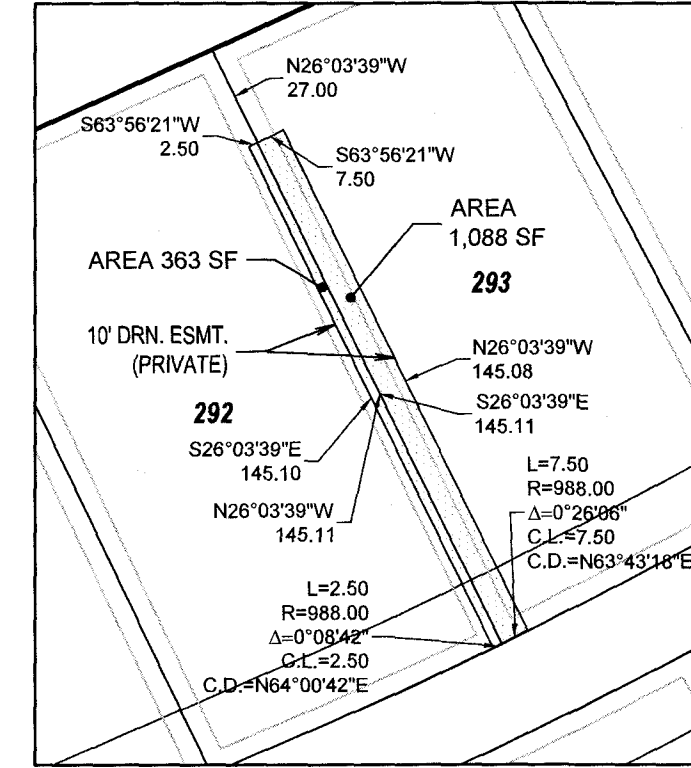
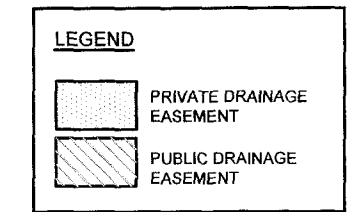
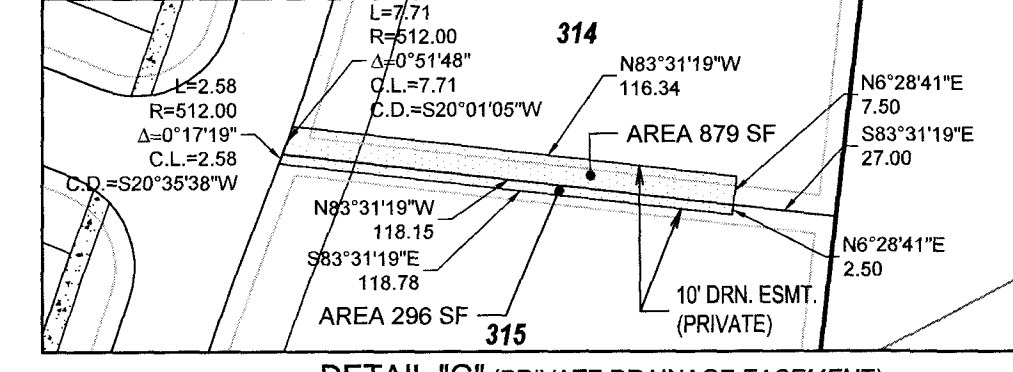
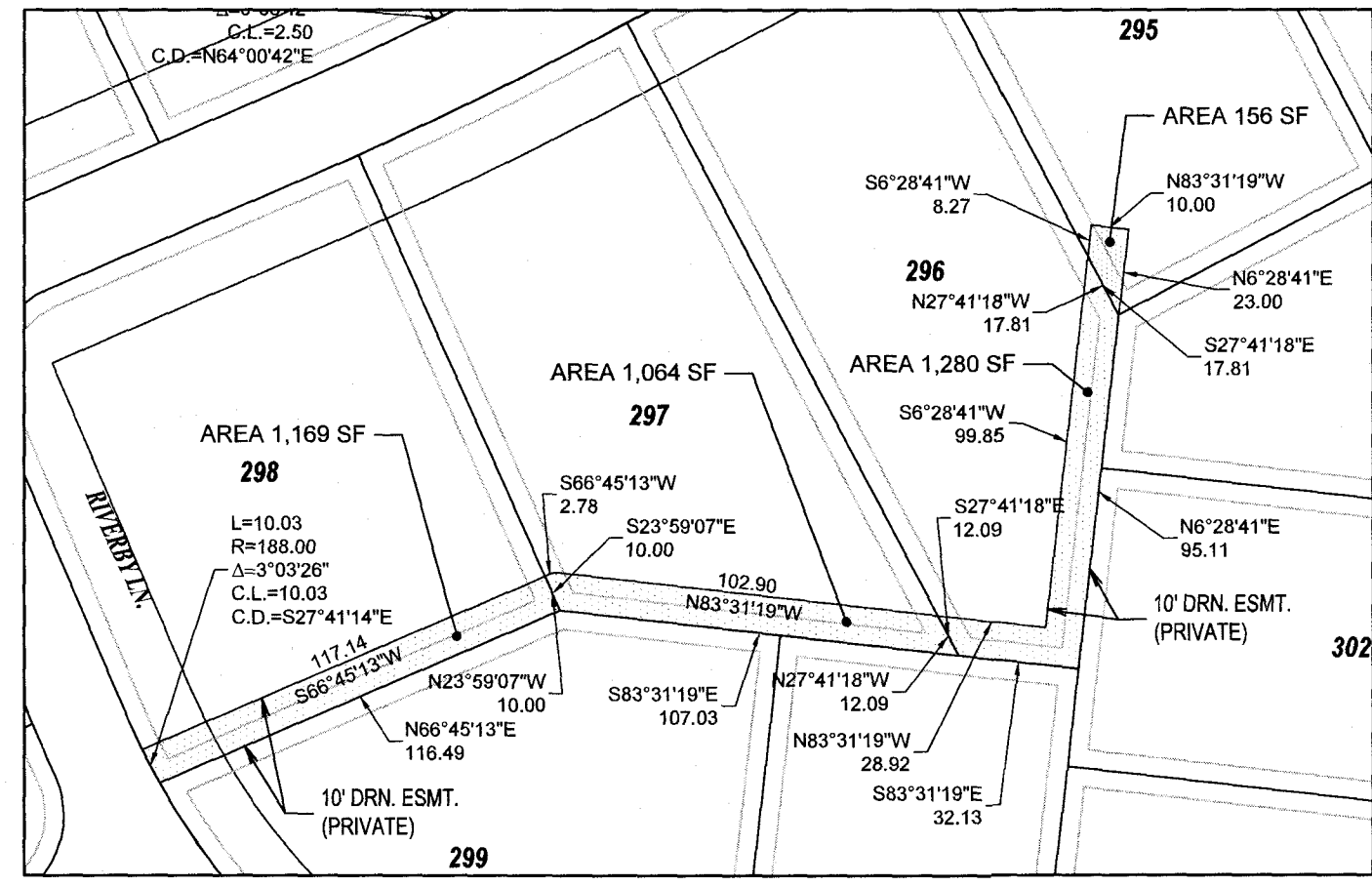
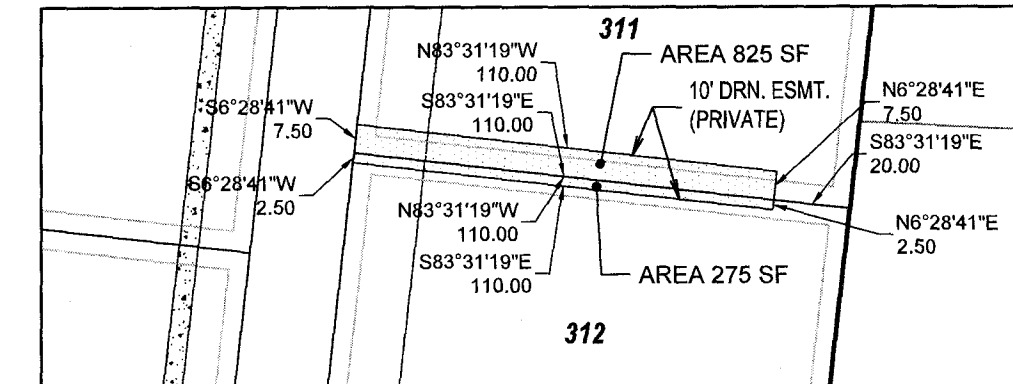
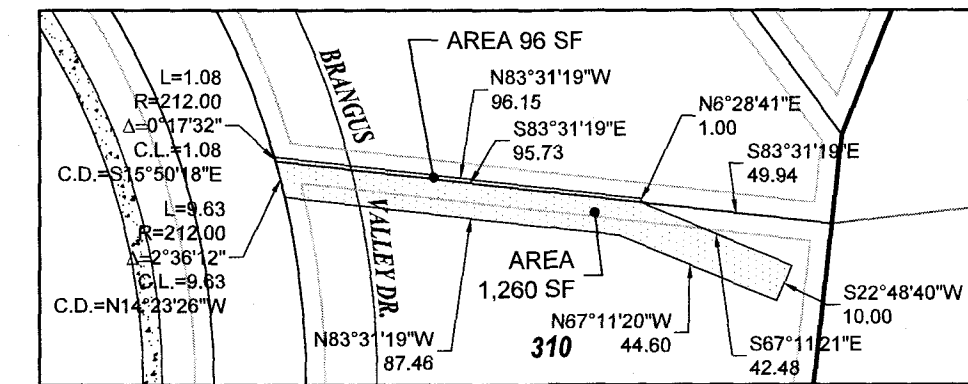
**PROPERTY / HOMEOWNERS ASSOCIATION**

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 are recorded under Instrument No. 06138831 at the Shelby County Register's office as amended by Inst. # 18050041

Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90°00'00"	N80° 55' 00"W	35.36'	C40	39.40'	25.00'	90°18'18"	S88° 10' 16"E	35.45'
C2	96.99'	1013.50'	5°28'59"	S56° 49' 29"W	96.95'	C41	68.64'	588.00'	6°41'18"	S70° 05' 52"W	68.60'
C3	18.97'	762.00'	1°25'34"	S74° 09' 18"W	18.97'	C42	48.53'	988.00'	2°48'52"	S65° 20' 47"W	48.53'
C4	24.83'	738.00'	1°55'41"	S11° 24' 26"W	24.83'	C43	28.06'	988.00'	1°37'39"	S63° 07' 32"W	28.06'
C5	39.27'	25.00'	89°59'46"	N80° 54' 53"W	35.35'	C44	65.40'	1012.00'	3°42'11"	N64° 09' 48"E	65.39'
C6	70.04'	600.00'	6°41'18"	N70° 05' 52"E	70.00'	C45	20.33'	188.00'	6°11'50"	N26° 07' 02"W	20.32'
C7	77.53'	1000.00'	4°28'31"	N64° 31' 58"E	77.51'	C46	39.17'	25.00'	89°46'20"	N21° 52' 03"E	35.28'
C8	107.86'	750.00'	8°13'28"	N58° 11' 58"E	107.57'	C47	13.05'	1012.00'	0°44'20"	N66° 23' 03"E	13.05'
C9	211.20'	200.00'	60°30'13"	N53° 16' 13"W	201.52'	C48	178.19'	188.00'	54°18'22"	N56° 22' 08"W	171.59'
C10	126.13'	750.00'	9°38'08"	N17° 11' 20"E	125.98'	C49	100.77'	565.77'	10°12'17"	S11° 32' 19"W	100.64'
C11	135.51'	500.00'	15°31'43"	N14° 14' 32"E	135.10'	C50	41.27'	25.00'	94°35'01"	S64° 42' 53"W	36.74'
C12	126.23'	200.00'	36°09'46"	N11° 36' 12"W	124.15'	C51	57.46'	212.00'	15°31'43"	N75° 45' 28"W	57.28'
C13	54.20'	200.00'	15°31'43"	N75° 45' 28"W	54.04'	C52	118.66'	188.00'	36°09'46"	S11° 36' 12"E	116.70'
C14	92.31'	762.00'	6°58'27"	S15° 50' 30"W	92.25'	C53	57.56'	762.00'	4°19'40"	N60° 08' 52"E	57.54'
C18	50.95'	188.00'	15°31'43"	S75° 45' 28"E	50.80'	C54	40.29'	25.00'	92°19'53"	S75° 51' 01"E	36.07'
C20	38.09'	25.00'	87°18'19"	S24° 20' 27"E	34.51'	C55	51.77'	212.00'	13°59'33"	N22° 41' 18"W	51.65'
C21	0.65'	212.00'	0°10'35"	N61° 38' 36"W	0.65'	C56	36.55'	25.00'	83°46'19"	N12° 12' 05"E	33.38'
C22	80.63'	212.00'	21°47'25"	S72° 37' 36"E	80.14'	C57	82.03'	212.00'	22°10'13"	N4° 36' 25"W	81.52'
C24	47.63'	50.00'	54°34'32"	N82° 28' 38"E	45.85'	C58	43.67'	512.00'	4°53'13"	N8° 55' 18"E	43.66'
C25	27.60'	25.00'	63°15'19"	N86° 49' 02"E	26.22'	C59	81.18'	512.00'	9°05'05"	N15° 54' 27"E	81.10'
C29	40.09'	50.00'	45°56'28"	S47° 15' 52"E	39.03'	C60	68.29'	738.00'	5°18'06"	N19° 21' 21"E	68.26'
C30	54.52'	50.00'	62°20'17"	S6° 56' 30"W	51.86'	C61	13.91'	512.00'	1°33'25"	N21° 13' 41"E	13.91'
C34	7.62'	212.00'	2°03'34"	S24° 02' 53"E	7.62'	C62	55.82'	738.00'	4°20'02"	S14° 32' 17"W	55.81'
C35	27.60'	25.00'	63°15'19"	S6° 32' 59"W	26.22'	C63	105.94'	738.00'	8°13'28"	N58° 11' 58"E	105.85'
C38	18.97'	762.00'	1°25'34"	N74° 09' 18"E	18.97'	C65	39.27'	25.00'	90°00'14"	N9° 05' 07"E	35.38'
C39	72.27'	612.00'	6°45'56"	N70° 03' 33"E	72.22'						

Parcel Line Table					
Line #	Length	Direction	Line #	Length	Direction
L1	38.01'	N66° 45' 13"E	L41	45.37'	N67° 59' 36"W
L2	83.92'	N54° 05' 14"E	L42	60.17'	N29° 41' 05"W
L3	45.37'	N67° 59' 36"W	L43	32.13'	N83° 31' 19"W
L4	60.17'	N29° 41' 05"W			
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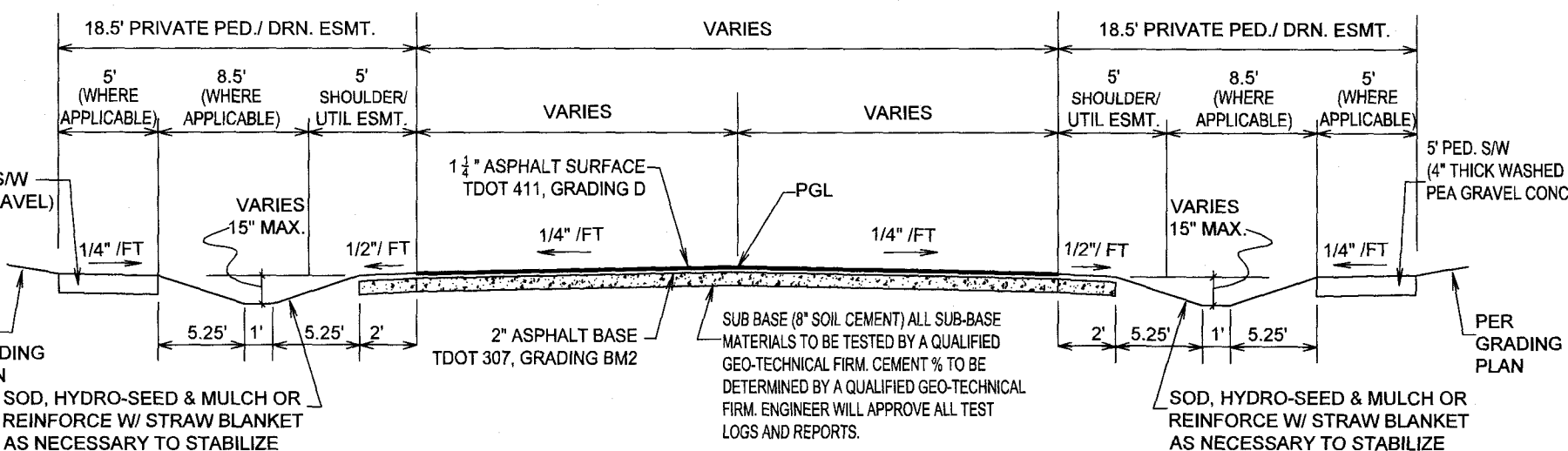
**FINAL PLAT**  
**SPRING CREEK RANCH**  
**PLANNED DEVELOPMENT**  
**PHASE 11**  
 CASE# P.D. 13-314 CO FORMER CASE# P.D. 99-306 CO  
 PART OF AREA B AND D  
 SHELBY COUNTY, TENNESSEE  
 FEBRUARY 2022  
 TOTAL AREA: 15.535 ACRES (676,710 S.F.)  
 TOTAL 34 LOTS & 2 C.O.S.  
 DIST. 2 BLK. 23 PARCEL 28

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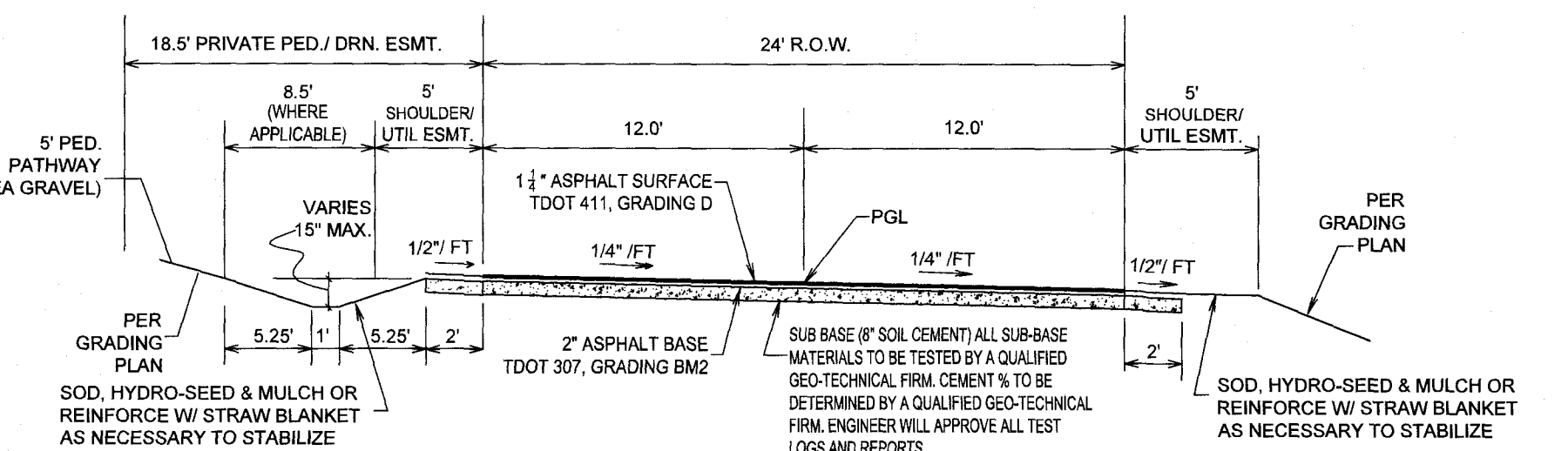


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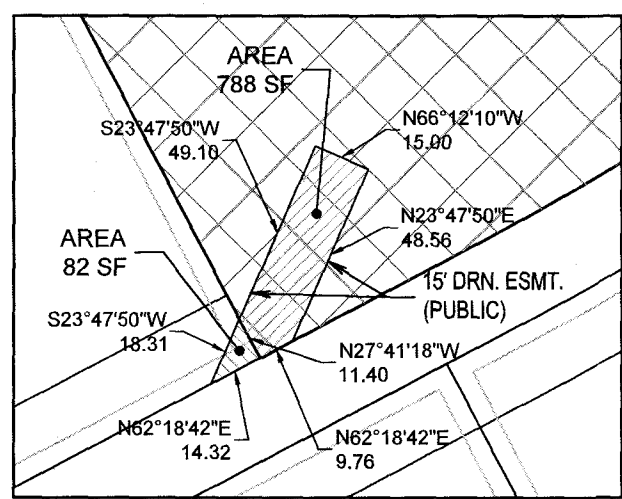
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**TYPICAL STREET SECTION**  
 (MISS CLOUD ROAD, RIVERBY LANE & BRANGUS VALLEY DRIVE)  
 N.T.S.



**TYPICAL STREET SECTION**  
 (SUGAREE LANE)  
 N.T.S.



**DETAIL 'D' (PUBLIC DRAINAGE EASEMENT)**  
 SCALE 1" = 50'

**OUTLINE PLAN CONDITIONS**

Spring Creek Ranch Planned Development, 1st Amendment  
P.D. 13-314 CO

**I. Uses and Bulk Regulations:**

- A. Area "A" (57.7 acres)
  - 1. Area A-1 (Approximately 34.69 Acres): A maximum of 71 lots for single-family detached units, open space, walking trails and a Clubhouse.
    - a. Area A shall be regulated by the R-6 District unless specified below.
      - 1. Minimum Residential Lot Size 6,400 sq. ft. (Typical Lot 60' x 120').
      - 2. Front Yard Setback - 25 feet.
        - b. All lots in Area A-1 shall have frontage on a Private Drive with a minimum width of 31 feet. Direct access to Collierville-Arlington from any residential lot shall be prohibited. The right of access shall be conveyed to Shelby County.
      - c. The minimum width of any service drive shall be 20 feet.
    - 2. Area A-2 (Approximately 10.33 Acres): Event Center with 2 buildings as depicted on the Concept Plan, parking, open space, and walking trails. The use of these two facilities is by appointment only. Activities at either Event Center shall include Weddings, Receptions, Meetings, Workshops, Lectures, and Civic Activities. Amenities within the larger of the two event centers may include a Culinary School and a Micro-brewery.
      - a. Area A-2 shall be regulated by the Conservation Agriculture (CA) District.
      - b. The parking set back in Area A-2 shall be 50 feet.
    - 3. Area A-3 (Approximately 12.68 acres): Five (5) Lots for Single Family Detached Units, Sixteen (16) Cabins, Day Spa with parking and a pool. The Day Spa is a commercial use open to the public on an appointment basis only.
      - a. Area A-3 shall be regulated by the R-15 District except where noted below.
      - b. The area designated for Cabins shall observe the required front yard setback from any street. The cabins may be attached or detached on one unsubdivided lot.
      - c. Cabins may be individually owned or owned by one entity and shall meet the requirements of Subsection 3.1.4 (B) of the Unified Development Code.
      - d. The Day Spa may also be located within the unsubdivided area of A-3 subject to condition c above. The maximum building size shall be 6,000 square feet.
  - B. Area "B" (67.5 acres) A maximum 172 single family detached dwelling units.
  - C. Area "C" (56.7 acres) Common Open Space; Horse & Stable Uses.
  - D. Area "D" (119.2 acres) A maximum of 236 single family detached dwelling units.
  - E. Area "E" (31.0 acres) A maximum of 32 single family detached dwelling units.
  - F. Area "F" (60.3 acres) A maximum of 16 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 42 feet from the centerline and improve in accordance with Subdivision Regulations. A new alignment will be required.
- 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 (residential) 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 unless modified elsewhere in these conditions.
- G. The setback, queuing, requirements for gates, guardhouses, or other vehicle control devices shall be as required by Section 4.4.8 of the UDC, except as follows:
  - 1. The gates in Area A-2 shall be set back a minimum of 50 feet from the existing edge of pavement of Collierville-Arlington Road.
  - 2. The gate in Area A-1 shall be set back a minimum of 13 feet from the existing edge of pavement of Collierville-Arlington Road.

**III. Drainage and Sanitary Sewer:**

- A. Drainage improvements including possible on-site detention to be provided under contract in accordance with Subdivision Regulations, and the County Engineer's office.
- B. The development of the Event Center in Area A-2, the cabins, and day spa in Area A-3 shall be limited to a wastewater flow equivalent of 21 ERU's (equivalent residential units) per the Town of Collierville's standards (350 GPD), and shall be included in the overall approved 520 ERUs allowable within the overall Spring Creek Ranch P.D., excluding the Golf House (golf course clubhouse) which is not counted against the 520 ERUs. Any development of a micro-brewery in association with the Event Center will require a discharge permit from the Town of Collierville.
- C. Any development within Area "G" cannot tie on to the Town of Collierville's sanitary sewer system, but must be served by an alternate sewer treatment system.

**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. All required landscaping and screening shall not conflict with any easements including overhead wires.
- F. Buffer areas between the sub-sections of Area A shall be delineated and may at the direction of the OPD require supplemental planting.
- G. Landscaping shall be added along the entryway and entry drive of Area A-2 to limit the view of the building, drive aisle and parking area from the direct view of Collierville-Arlington.

**VI. Signs:**

- A. Signs shall be permitted in accordance with the R-S District.
- B. Portable and temporary signs shall be prohibited.
- C. All signs shall be setback a minimum of 15 feet from the right-of-way.
- D. Area A-2 and A-3: One detached sign, limited to a maximum of 12 square feet in area and six feet in height shall be permitted.
- E. Signs for any area or phase of this P.D. shall comply with Unified Development Code.

**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.

**B. The site plan shall include the following information:**

- 1. The location, and dimensions of all buildable areas, signs and parking areas.
- 2. The layout of all public streets, private drives and the dimensions and area of all lots.
- 3. Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
- 4. Illustrations of the design and materials of any proposed signs.

**C. The site plan shall be reviewed based upon the following criteria:**

- 1. Adequacy of facilities and conformance to the Subdivision Regulations.
- 2. Design and location of any open space features relative to the type and location of residential units.
- 3. Conformance with the outline plan conditions.
- 4. Compatibility with adjacent properties as judged from the final elements of site development including landscaping, screening and architectural design.

**D. Area A-2: A site plan shall be required for the Event Center use, and shall be considered based on the following criteria and finding of fact as to whether the proposed use:**

- 1. Is consistent with the overall character of the existing development in the immediate vicinity of the subject property, and will not materially adversely affect other property in the area in which it is located.
- 2. Will not adversely affect a known archaeological, environmental, historical or cultural resource and;
- 3. Will be adequately served by public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals, and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.
- 4. Any subsequent principal or accessory use associated with the Event Center use that would increase the intensity of the facility beyond what is shown on the approved site plan shall be prohibited. For the purposes of this section, increase in intensity shall be measured as increase in vehicular trip generation and/or impervious surface.
- 5. The site plan for any non-single family use shall be designed to respect residential character by reflecting similar design elements of the surrounding residential uses by designs that contextually address the following:
  - a. Height of structures, excluding steeples and other exempt structures;
  - b. Rooflines;
  - c. Exterior building materials and colors;
  - d. Setbacks;
  - e. Landscaping/buffering/screening
  - f. Lighting; and
  - g. Noise.
- 6. Copies of the Final Plat for this section shall be submitted to the appropriate governmental agencies and the Town of Collierville for comment.

**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. If there is a difference of opinion regarding the interpretation of any of the conditions in this Planned Development, the applicant may appeal decision of the OPD to the Land Use Control Board and the Shelby County Board of Commissioners.**

**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 given a lot number and shall be maintained by a property owners association. The first phase of development adjacent to a common open space shall include the 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.

**FINAL PLAT  
SPRING CREEK RANCH  
PLANNED DEVELOPMENT  
PHASE 11  
CASE# P.D. 13-314 CO FORMER CASE# P.D. 99-306 CO  
PART OF AREA B AND D  
SHELBY COUNTY, TENNESSEE**

FEBRUARY 2022  
TOTAL AREA: 15,535 ACRES (676,710 S.F.)  
TOTAL 34 LOTS & 2 C.O.S.  
DIST. 2 BLK. 23 PARCEL 28

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



9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538  
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

RECORDED:

22022098-  
02/25/2022 09:56:05 AM  
BK 295 PG 16  
Shelandra Y. Ford  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

MINIMUM SETBACK AND LOT SIZE REQUIREMENTS APPROVED BY THE L.U.C.B. ON 05/12/05

AREAS B & D:  
MINIMUM FRONT YARD SETBACK - 30 FEET  
MINIMUM REAR YARD SETBACK - 20 FEET  
MINIMUM SIDE YARD SETBACK - 5 FEET  
MINIMUM LOT SIZE - 10,000 SQUARE FEET

OWNER'S CERTIFICATE

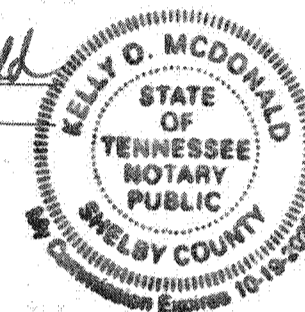
We, SCR BRAVO INVESTMENTS, L.L.C., the undersigned owner of the property shown hereon, hereby adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to the public use forever. We certify that we are the owner of the said property 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   
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, L.L.C., 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 14<sup>th</sup> day of FEBRUARY, 2022.

Notary Public   
My commission expires 10-17-22



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 Memphis and Shelby County Unified Development Code, and the specific conditions imposed on this development relating to the practice of land surveying.

FISHER & ARNOLD, INC.

By   
Tennessee Certificate No. 

Date 02/10/22

ENGINEER'S CERTIFICATE

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Memphis and Shelby County Unified Development Code, 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   
Tennessee Certificate No. 

Date 02/02/22

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This final plat conforms with the Outline Plan acted on by the Land Use Control Board on June 13, 2013 and approved by the Shelby County Commission on September 9, 2013.

By   
Director, Office of Planning and Development

Date 02/24/2022

OPD  County Engineer



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.

FINAL PLAT  
SPRING CREEK RANCH  
PLANNED DEVELOPMENT  
PHASE 11  
CASE# P.D. 13-314 CO FORMER CASE# P.D. 99-306 CO  
PART OF AREA B AND D  
SHELBY COUNTY, TENNESSEE

FEBRUARY 2022

TOTAL AREA: 15.535 ACRES (678,710 S.F.)  
TOTAL 34 LOTS & 2 C.O.S.  
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BK 295 PG 16  
Shelandra Y. Ford  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

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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.



22022098

02/25/2022 - 09:56:05 AM

4 PGS	
ABRIA 2389479 - 22022098	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

**SHELANDRA Y FORD**  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE