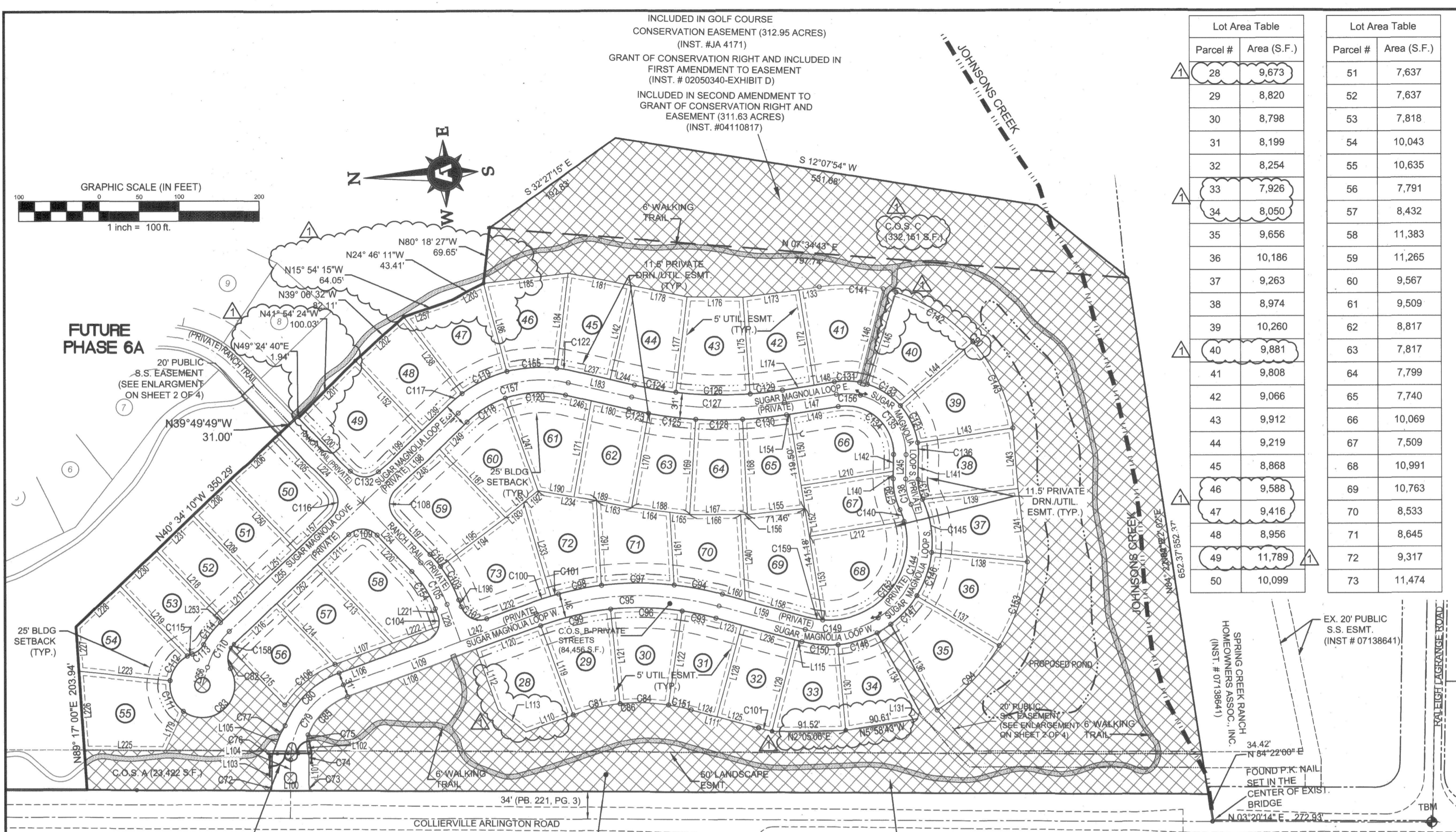
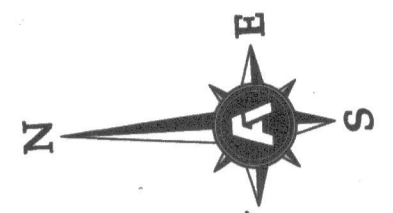
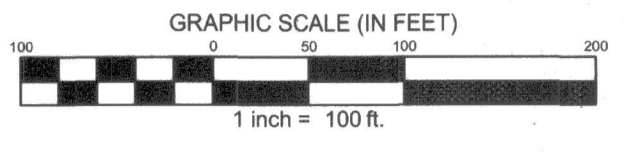
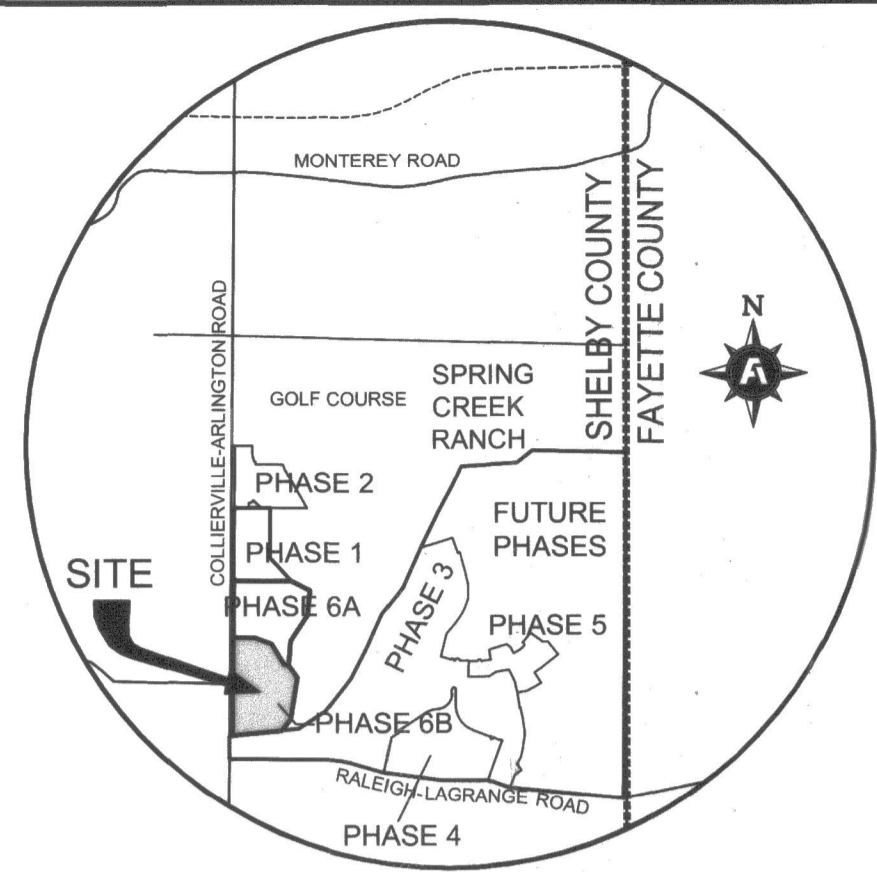


INCLUDED IN GOLF COURSE
CONSERVATION EASEMENT (312.95 ACRES)
(INST. #JA 4171)
GRANT OF CONSERVATION RIGHT AND INCLUDED IN
FIRST AMENDMENT TO EASEMENT
(INST. # 02050340-EXHIBIT D)
INCLUDED IN SECOND AMENDMENT TO
GRANT OF CONSERVATION RIGHT AND
EASEMENT (311.63 ACRES)
(INST. #04110817)



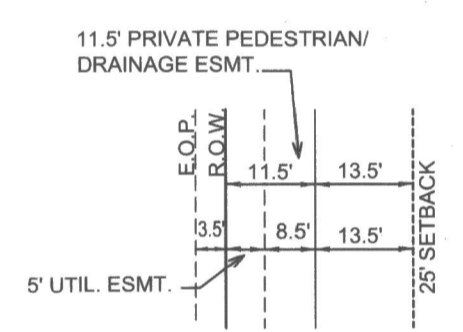
Parcel #	Area (S.F.)
28	9,673
29	8,820
30	8,798
31	8,199
32	8,254
33	7,926
34	8,050
35	9,656
36	10,186
37	9,263
38	8,974
39	10,260
40	9,881
41	9,808
42	9,066
43	9,912
44	9,219
45	8,868
46	9,588
47	9,416
48	8,956
49	11,789
50	10,099

Parcel #	Area (S.F.)
51	7,637
52	7,637
53	7,818
54	10,043
55	10,635
56	7,791
57	8,432
58	11,383
59	11,265
60	9,567
61	9,509
62	8,817
63	7,817
64	7,799
65	7,740
66	10,069
67	7,509
68	10,991
69	10,763
70	8,533
71	8,645
72	9,317
73	11,474



VICINITY MAP
(NOT TO SCALE)

24019908-
03/11/2024 12:53:17 PM
BK 304 PG 36
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



ALL SURFACE SWALES LOCATED WITHIN THE 11.5' 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 SIDEWALK SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION IN ALL LOCATIONS.

23059864-
07/20/2023 10:31:54 AM
BK 302 PG 21
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

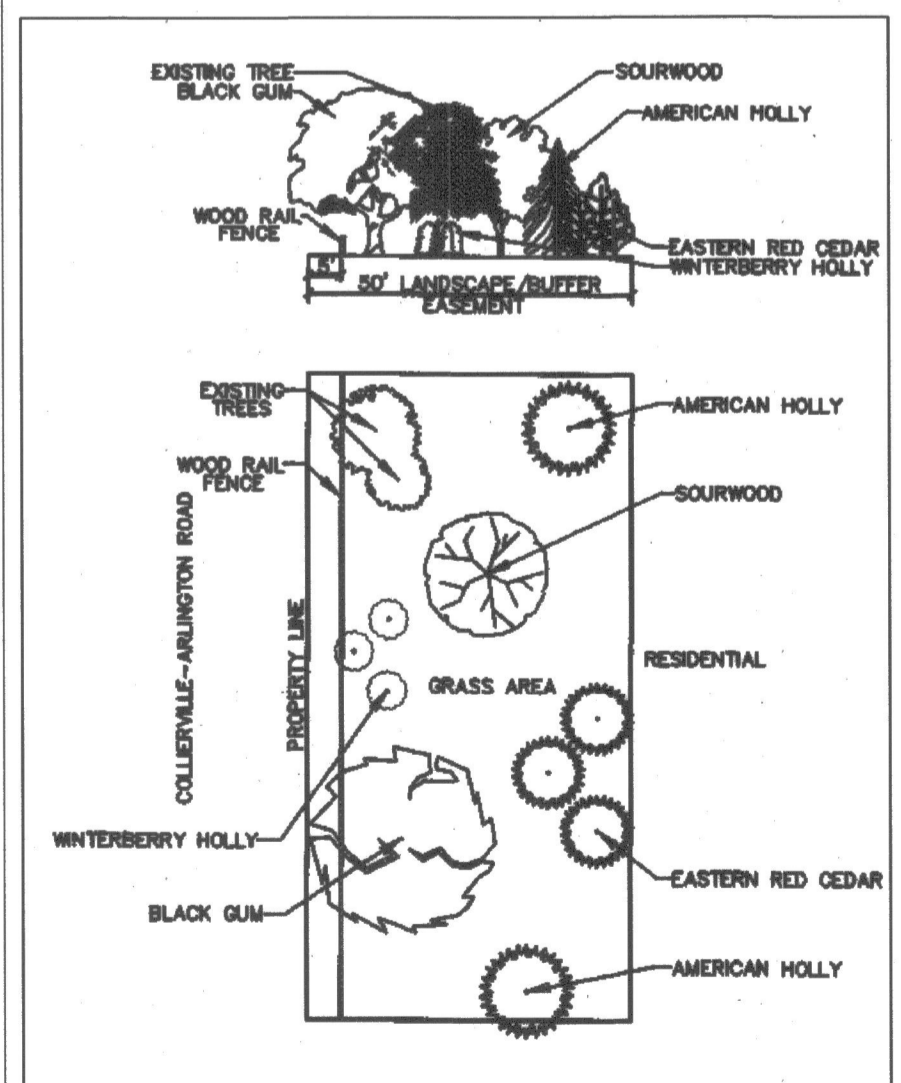
ALL C.O.S. INCLUDING THE 50' LAND-SCAPE BUFFER ALONG COLLIERVILLE ARLINGTON ROAD, SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, INSTRUMENT # 23059863. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH AREAS UNTIL THE H.O.A. IS ESTABLISHED.

THE PRIVATE STREET RIGHT-OF-WAYS SHALL BE DEDICATED AS A PUBLIC SANITARY SEWER EASEMENT FOR BENEFIT OF THE TOWN OF COLLIERVILLE TO MAINTAIN AND OPERATE THE PUBLIC SANITARY SEWER WITHIN THE STREETS. WHERE THE SEWER LINE IS CLOSER THAN WITHIN FIVE FEET (5') OF THE EDGE OF RIGHT-OF-WAY, THE TOWN SHALL HAVE RIGHT TO USE THE ADJACENT 11.5' PRIVATE DRAINAGE/PEDESTRIAN EASEMENT FOR ADDITIONAL SANITARY SEWER EASEMENT.



FINAL PLAT		
SPRING CREEK RANCH P.D.		
PHASE 6B, PART OF AREA "A-1"		
CASE NO.: P.D. 13-314 CO	FORMER CASE NUMBERS: N/A	
NUMBER OF LOTS: 46 RES. & 3 C.O.S.	ACREAGE: 19.837 (864,087 S.F.)	DISTRICT: D2, BLOCK 23, PARCEL 158
DEVELOPER: CREEKSIDE HOMES, LLC 7390 HIGHWAY 64 OAKLAND, TN 38006	ENGINEER: FISHER & ARNOLD, INC. 9180 CRESTWYN HILLS DR. MEMPHIS, TN 38125	
100 YEAR FLOOD ELEVATION: 285.0	FEMA MAP PANEL NUMBER: 47157C 0485G	FEMA MAP DATE: FEB. 6, 2013
DATE: APRIL 2023	SCALE: 1" = 100'	SHEET 1 OF 4

EXISTING LANDSCAPE ESMT. TREES TO REMAIN UNDISTURBED WITH EXCEPTION OF ENTRY STREET CONSTRUCTION AREA; WALKING TRAIL TO BE ALIGNED TO PRESERVE TREES.



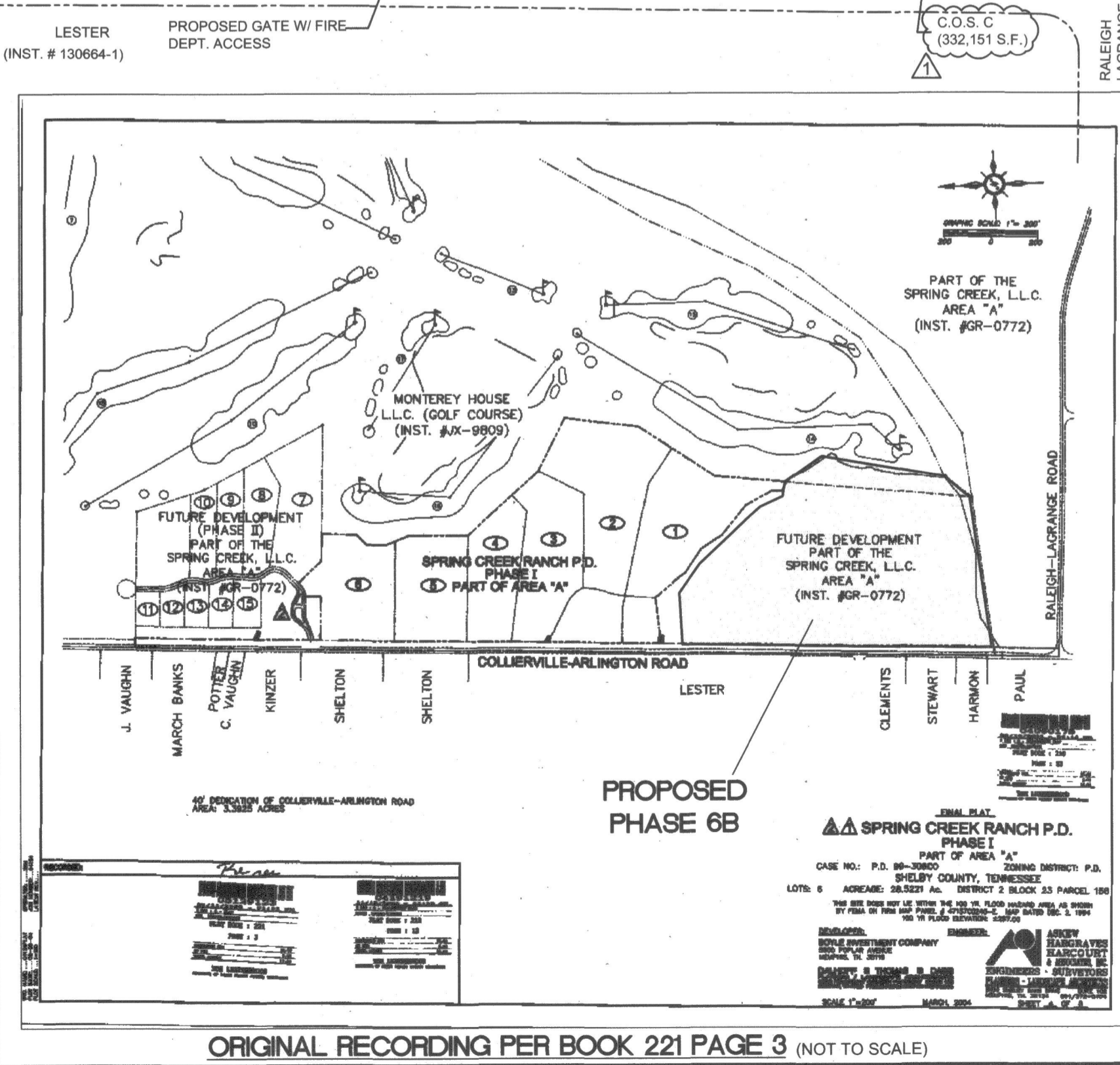
50' LANDSCAPE EASEMENT BUFFER
COLLIERVILLE-ARLINGTON ROAD
N.T.S.

THE TOWN OF COLLIERVILLE SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE SEWER SYSTEMS WITHIN PUBLIC EASEMENTS. HOWEVER, THE TOWN DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE TOWN'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS. GATE ACCESS CODE SHALL BE PROVIDED TO TOWN OF COLLIERVILLE PUBLIC SERVICES FOR ACCESS TO MAINTAIN PUBLIC SANITARY SEWER.

NO TREES ARE TO BE PLANTED WITHIN A SANITARY SEWER EASEMENT.

TBM:
P.K. NAIL SET AT THE INTERSECTION OF RALEIGH LAGRANGE & COLLIERVILLE-ARLINGTON ROADS
ELEV. 328.79

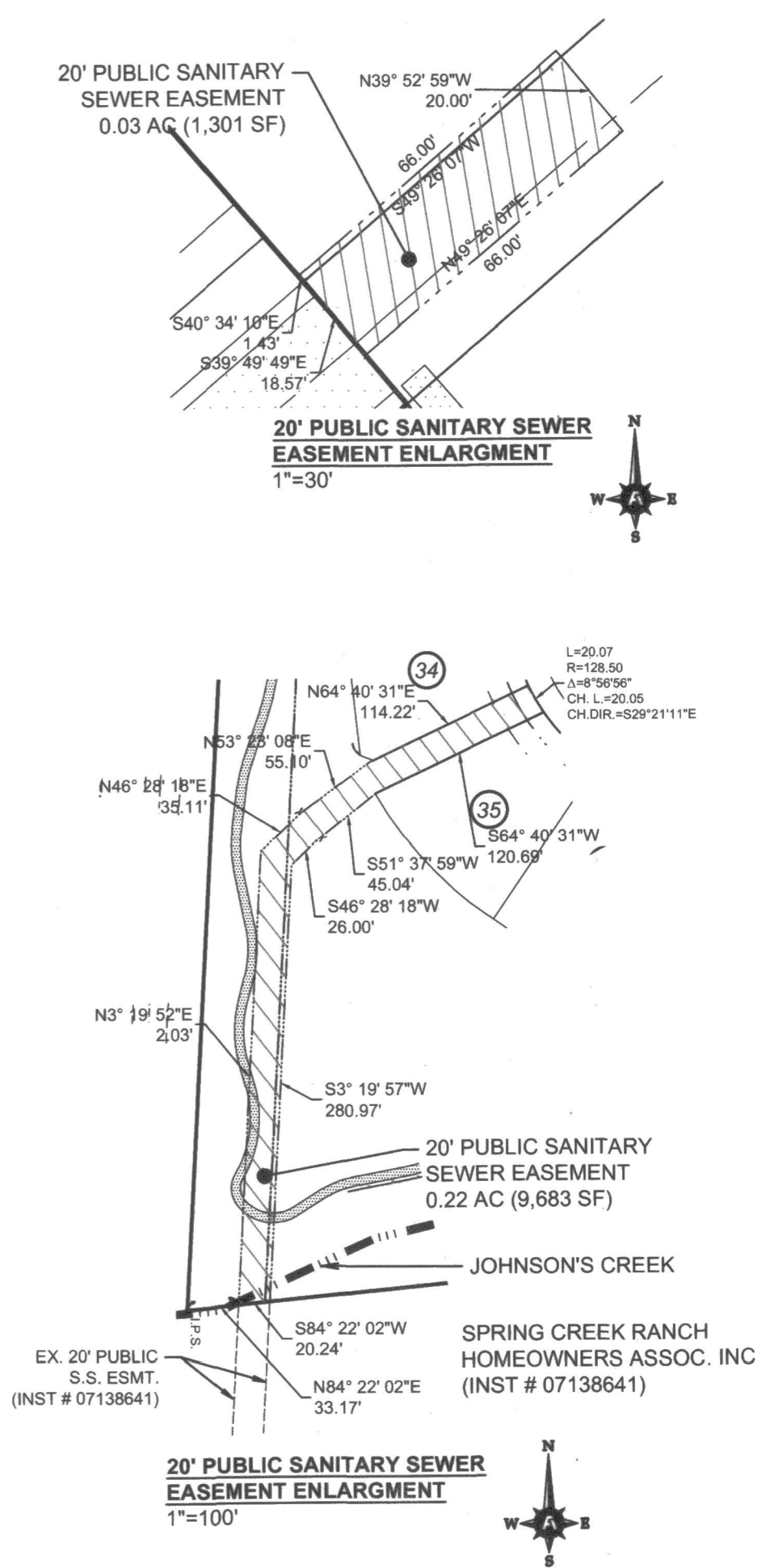
THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA.
F.E.M.A. PANEL 47157C 0485G, DATED FEBRUARY 6, 2013



ORIGINAL RECORDING PER BOOK 221 PAGE 3 (NOT TO SCALE)

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L100	47.99	S3° 20' 14"W	L156	8.74	N3° 14' 00"E	L207	30.00	S18° 21' 33"W
L101	32.50	N86° 42' 08"W	L157	60.00	N40° 34' 10"W	L208	63.43	S40° 34' 10"E
L102	8.28	S83° 39' 04"W	L158	80.90	N18° 21' 33"E	L209	120.40	S49° 25' 47"W
L103	32.09	S86° 42' 08"E	L159	110.90	S18° 21' 33"W	L210	116.54	N5° 54' 57"W
L104	72.92	N86° 42' 08"W	L160	30.00	S18° 21' 33"W	L211	54.28	S40° 34' 10"E
L105	18.72	N66° 54' 13"W	L161	91.19	N89° 54' 41"E	L212	119.80	N5° 54' 57"W
L106	115.21	N16° 58' 44"W	L162	106.08	S89° 47' 20"W	L213	135.74	S49° 25' 50"W
L107	76.38	N16° 59' 05"W	L163	44.74	N14° 22' 13"E	L214	105.18	S49° 25' 50"W
L108	150.71	N16° 58' 44"W	L164	47.61	N9° 45' 11"E	L215	97.57	N49° 25' 50"E
L109	155.71	S16° 58' 44"E	L165	24.81	S9° 45' 11"W	L216	73.77	S40° 34' 10"E
L110	62.73	S16° 44' 41"E	L166	63.66	N3° 14' 00"E	L217	63.43	N40° 34' 02"W
L111	87.38	S18° 21' 33"W	L167	63.66	S3° 14' 00"W	L218	120.40	S49° 25' 47"W
L112	80.34	N73° 01' 16"E	L168	119.50	N89° 50' 37"W	L219	122.04	S49° 25' 48"W
L113	43.89	N41° 28' 06"E	L169	119.74	S83° 18' 34"E	L220	62.67	S49° 25' 50"W
L115	8.83	S18° 21' 33"W	L170	120.00	S76° 46' 30"E	L221	8.95	S73° 01' 16"W
L119	118.00	S73° 03' 21"W	L171	122.04	N76° 46' 30"W	L222	61.01	N16° 59' 05"W
L120	85.77	N16° 58' 43"W	L172	120.00	N84° 05' 03"E	L223	113.98	S8° 58' 59"W
L121	118.00	S87° 22' 21"W	L173	70.00	S4° 11' 47"E	L224	135.70	N49° 25' 50"E
L122	118.00	N78° 29' 16"W	L174	39.89	N5° 54' 57"W	L225	100.66	N3° 20' 14"E
L123	33.48	S18° 21' 33"W	L175	120.85	N88° 49' 43"E	L226	98.99	N89° 17' 00"E
L124	33.48	N18° 21' 33"E	L176	70.00	S3° 33' 29"W	L227	55.09	N89° 17' 00"E
L125	53.80	S18° 21' 33"W	L177	119.89	S80° 08' 27"E	L228	75.03	S40° 34' 10"E
L128	118.00	N71° 38' 27"W	L178	70.00	S14° 22' 53"W	L229	49.45	S73° 01' 16"W
L129	117.54	N72° 59' 22"W	L179	53.81	N62° 10' 43"W	L230	63.43	S40° 34' 10"E
L130	106.54	S88° 01' 17"W	L180	48.01	N16° 00' 33"E	L231	63.43	S40° 34' 10"E
L131	9.20	N69° 55' 00"W	L181	80.69	S14° 50' 55"W	L232	60.19	N16° 58' 44"W
L133	25.76	S5° 54' 57"E	L182	120.00	S49° 25' 50"W	L233	121.74	S77° 04' 07"W
L134	110.91	S64° 40' 31"W	L183	81.08	S16° 00' 33"W	L234	45.64	N13° 14' 08"E
L136	120.69	N64° 40' 31"E	L184	120.00	S80° 07' 29"E	L235	121.74	S77° 04' 07"W
L137	120.00	S34° 24' 02"W	L185	106.61	S4° 02' 54"E	L236	68.58	N18° 21' 33"E
L138	120.00	S8° 48' 58"W	L186	114.19	S78° 12' 59"W	L237	50.17	N16° 00' 33"E
L139	120.00	S3° 32' 43"E	L187	120.00	N49° 25' 50"E	L238	120.39	N56° 19' 56"E
L140	9.99	N86° 02' 58"W	L188	47.61	S9° 45' 11"W	L239	47.58	N40° 34' 10"W
L141	30.60	S86° 02' 58"E	L189	73.01	S13° 55' 51"W	L240	107.54	S89° 54' 41"W
L142	20.61	N86° 02' 58"W	L190	45.64	N13° 14' 08"E	L241	92.85	N86° 08' 30"E
L142	120.00	S73° 59' 27"E	L191	29.44	S37° 00' 54"E	L242	100.69	S16° 58' 44"E
L143	120.00	S5° 40' 31"E	L192	23.29	N37° 00' 54"W	L243	76.12	S88° 07' 50"W
L144	120.00	S38° 13' 30"E	L193	29.44	S37° 00' 54"E	L244	30.91	N16° 00' 33"E
L145	120.00	S69° 38' 11"E	L194	101.96	S33° 37' 38"E	L245	30.60	S86° 02' 58"E
L146	120.08	N72° 42' 01"W	L195	101.96	N33° 37' 38"W	L246	33.06	N16° 00' 33"E
L147	65.65	N5° 54' 57"W	L196	8.95	N73° 01' 16"E	L247	122.19	S73° 36' 15"W
L148	25.76	N5° 54' 57"W	L197	62.67	N49° 25' 50"E	L248	75.00	S40° 34' 10"E
L149	61.45	S5° 54' 57"E	L198	163.08	N40° 34' 10"W	L249	47.58	N40° 34' 10"W
L150	90.00	S84° 05' 03"W	L199	75.00	N40° 34' 10"W	L250	120.40	N49° 25' 47"E
L151	29.50	S84° 05' 03"W	L200	93.07	N49° 24' 21"E	L251	63.43	N40° 34' 18"W
L152	35.50	S84° 05' 03"W	L201	100.03	S41° 54' 24"E	L252	70.00	S40° 34' 10"E
L152	120.40	N49° 24' 53"E	L202	82.11	S39° 06' 32"E	L254	103.17	N49° 25' 50"E
L153	105.68	S84° 05' 03"W	L203	43.41	S24° 46' 11"E	L255	232.10	S40° 34' 10"E
L154	4.20	N5° 54' 57"W	L205	95.40	S49° 24' 40"W	L256	23.15	S70° 35' 25"E
L155	71.46	S3° 03' 29"E	L206	84.97	S40° 34' 10"E	L257	64.05	N15° 54' 15"W

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C72	7.31	25.00	16.75	N78° 19' 47"W	7.28	C125	58.79	524.41	6.42	N9° 57' 28"E	58.76
C73	7.44	25.00	17.05	S84° 46' 22"W	7.41	C126	93.28	484.50	11.03	N4° 20' 38"E	93.13
C74	5.89	29.31	11.51	S87° 06' 01"W	5.88	C127	191.33	500.00	21.93	S5° 02' 48"W	190.17
C75	7.28	20.00	20.86	N75° 11' 03"W	7.24	C128	58.79	515.50	6.53	N3° 25' 25"E	58.76
C76	10.83	27.20	22.82	N74° 47' 09"W	10.76	C129	40.12	484.50	4.74	N3° 32' 37"W	40.11
C77	11.37	50.00	13.03	N60° 23' 18"W	11.35	C130	54.63	515.50	6.07	N2° 52' 47"W	54.61
C78	4.76	25.00	10.92	N59° 19' 52"W	4.76	C131	31.67	90.50	20.05	S4° 06' 30"W	31.51
C79	121.69	100.00	69.72	N51° 50' 26"W	114.32	C132	39.27	25.00	90.00	N4° 25' 50"E	35.36
C80	96.38	115.50	47.81	N40° 53' 02"W	93.61	C133	49.45	90.50	31.31	N36° 07' 15"E	48.84
C81	60.00	241.50	14.24	N9° 51' 39"W	59.85	C134	103.71	59.50	99.87	S44° 01' 03"W	91.07
C82	26.56	25.00	60.88	N85° 26' 59"W	25.33	C135	100.34	75.00	76.65	N55° 37' 30"E	93.02
C83	110.58	40.50	156.42	N39° 16' 34"W	79.30	C136	15.20	90.50	9.63	N89° 08' 16"E	15.19
C84	60.00	241.50	14.23	N4° 22' 29"E	59.85	C137	26.45	59.50	25.47	N81° 13' 03"E	26.23
C85	70.46	84.50	47.77	N40° 51' 56"W	68.43	C138	33.33	75.00	25.47	S81° 13' 03"W	33.06
C86	148.95	241.50	35.34	N0° 41' 25"E	146.60	C139	40.22	90.50	25.47	S81° 13' 03"W	39.89
C90	234.82	210.50	63.92	N52° 21' 59"E	222.84	C140	15.61	97.50	9.18	S73° 04' 21"W	15.60
C93	43.05	359.50	6.86	S14° 55' 44"W	43.02	C141	80.29	210.50	21.85	N5° 00' 41"E	79.81
C94	61.41	390.50	9.01	N13° 51' 15"E	61.34	C142	115.24	210.50	31.37	S36° 05' 29"W	113.81
C94	112.19	248.50	25.87	N42° 38' 35"W	111.24	C143	119.59	210.50	32.55	S68° 02' 59"W	117.98
C95	231.29	375.00	35.34	N0° 41' 25"E	227.64	C144	160.98	113.00	81.62	S70° 42' 15"E	147.71
C96	89.12	359.50	14.20	S4° 23' 49"W	88.89	C145	68.03	128.50	30.33	N83° 39' 01"E	67.23
C97	90.31	390.50	13.25	S2° 43' 26"W	90.11	C146	57.48	128.50	25.63	S68° 22' 11"E	57.00
C98	54.49	390.50	8.00	S7° 53' 57"E	54.45	C147	48.73	128.50	21.73	S44° 41' 29"E	48.44
C99	89.49	359.50	14.26	S9° 50' 10"E	89.26	C149	95.16	113.00	48.25	S5° 46' 01"E	92.38
C100	24.63	390.50	3.61	N15° 10' 18"W	24.63	C151	28.94	241.50	6.87	N14° 55' 32"E	28.93
C101	10.00	390.50	1.47	S12° 37' 51"E	10.00	C152	187.21	97.50	110.01	N47° 19' 55"W	159.75
C101	17.56	310.00	3.25	S16° 44' 11"W	17.56	C153	111.38	215.03	29.68	S68° 22' 49"E	110.14
C102	39.27	25.00	90.00	S28° 01' 16"W	35.36	C154	55.38	134.50	23.59	S61° 13' 33"W	54.99
C103	48.09	165.50	16.65	N64° 41' 49"E	47.92	C155	62.83	165.50	21.75	N1° 00' 01"W	62.45
C104	13.67	25.00	31.33	S88° 41' 04"W	13.50	C156	30.39	75.00	23.22	N5° 41' 31"E	30.18
C105	61.76	150.00	23.59	N61° 13' 33"E	61.32	C157	148.12	150.00	56.58	N12° 16' 48"W	142.18
C106	81.68	127.41	36.73	N35° 41' 51"W	80.29	C158	6.30	25.00	14.44	S47° 47' 25"E	6.28
C107	20.05	165.50	6.94	N52° 54' 06"E	20.04	C159	18.18	97.50	10.68	S13° 01' 02"W	18.15
C108	39.27	25.00	90.00	S85° 34' 10"E	35.36						
C109	39.27	25.00	90.00	S4° 25' 50"W	35.36						
C110	52.40	100.00	30.02	S55° 34' 47"E	51.80						
C111	44.10	40.50	62.38	S70° 07' 55"W	41.95						
C112	38.48	40.50	54.44	N51° 27' 27"W	37.05						
C113	18.70	25.00	42.85	N36° 29' 06"W	18.26						
C114	34.95	115.50	17.34	N49° 14' 20"W	34.82						
C115	6.49	40.50	9.18	N19° 39' 00"W	6.48						
C116	39.27	25.00	90.00	N85° 34' 10"W	35.36						
C117	20.05	165.50	6.94	N37° 05' 55"W	20.04						
C118	56.75	134.50	24.17	N28° 28' 58"W	56.33						
C119	62.83	165.50	21.75	N22° 45' 07"W	62.45						
C120	76.07	134.50	32.41	N0° 11' 36"W	75.06						
C121	51.41	90.50	32.55	N68° 02' 59"E	50.72						
C122	17.72	165.50	6.13	N12° 56' 32"E	17.71						
C123	25.05	515.50	2.78	N14° 37' 02"E	25.05						
C124	52.01	484.50	6.15	N12° 56' 03"E	51.98						



DRIVEWAY DRAINAGE PIPES (MINIMUM)

LOT NO.	PIPE (in.)	LOT NO.	PIPE (in.)
28	10 OR TWIN 8	51	N/A
29	12 OR TWIN 10	52	N/A
30	12 OR TWIN 10	53	N/A
31	10 OR TWIN 8	54	12 OR TWIN 10
32	10 OR TWIN 8	55	10 OR TWIN 8
33	12 OR TWIN 10	56	10 OR TWIN 8
34	N/A	57	12 OR TWIN 8
35	N/A	58	12 OR TWIN 10
36	N/A	59	

OUTLINE PLAN CONDITIONS

Spring Creek Ranch Planned Development,
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 73 lots for single-family detached units, open space, and walking trails.
 - 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):** Single Family Residential as governed by the R-15 District with a maximum of 4 lots.
 3. **Area A-3 (Approximately 12.68 acres):** Single Family Residential as governed by the R-15 District, with a maximum of 13 lots and uses that are accessory to a Golf Course/Club House.
- 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" (106.24 acres)** A maximum of 208 single family detached dwelling units.
- E. Area "D1" (12.96 acres)** A maximum of 28 single family detached dwelling units. The front yard building setback shall be 15' and a minimum rear setback of 20' and a side yard setback of 5' and a minimum lot size of 10,000 square feet.
- F. Area "E" (31.0 acres)** A maximum of 32 single family detached dwelling units. The front yard setback is 30', a minimum rear setback of 20' and a side setback of 5' and a minimum lot size of 10,000 square feet.
- G. Area "F" (60.3 acres)** A maximum of 28 single family detached dwelling units.
- H. 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.
- I. 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, except for lots in Area A-2 as per approved by Land Use Control Board per case No. 99-306CO on December 11, 2003.

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. 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 the 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.

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.

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BK 302 PG 21
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



FINAL PLAT		
SPRING CREEK RANCH P.D.		
PHASE 6B, PART OF AREA "A-1"		
CASE NO.: P.D. 13-314 CO	FORMER CASE NUMBERS: N/A	
NUMBER OF LOTS: 46 RES. & 3 C.O.S	ACREAGE: 19.837 (864,087 S.F.)	DISTRICT: D2, BLOCK 23, PARCEL 158
DEVELOPER: CREEKSIDE HOMES, LLC 7390 HIGHWAY 64 OAKLAND, TN 38006	ENGINEER: FISHER & ARNOLD, INC. 9180 CRESTWYN HILLS DR. MEMPHIS, TN 38125	
100 YEAR FLOOD ELEVATION: 285.0	FEMA MAP PANEL NUMBER: 47157C 0485G	FEMA MAP DATE: FEB. 6, 2013
DATE: APRIL 2023	SCALE: N/A	SHEET <u>3</u> OF <u>4</u>

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Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OWNER'S CERTIFICATE

We, CREEKSIDE HOMES, LLC, 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 [Signature] Date: 5-16-23
BARRY DUKE, CHIEF 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 BARRY DUKE, with whom I am personally acquainted, and who upon his oath acknowledged himself to be CHIEF MANAGER of the CREEKSIDE HOMES, 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 16th day of May, 2023.

Notary Public [Signature]
My commission expires 3/2/2024



MORTGAGEES CERTIFICATE

WE Renasant Bank THE UNDERSIGNED MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY CREEKSIDE HOMES, LLC, OWNER(S) OF THE PROPERTY.

Renasant Bank [Signature]
INSTITUTION SIGNATURE

NOTARY'S CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED [Signature] WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON HIS/HER OATH, ACKNOWLEDGE HIMSELF/HERSELF TO BE THE OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER AND HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, THIS 17th DAY OF May, 2023.

[Signature]
NOTARY PUBLIC
3/2/2024
MY COMMISSION EXPIRES



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
By [Signature]
Tennessee Certified Professional Surveyor
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 state, and Local Building Laws and Regulations.

FISHER & ARNOLD
By [Signature]
Tennessee Certified Professional Engineer
Date

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 [Signature] Date 7/18/23
Director, Office of Planning and Development
OPD N/S 07/17/23 County Engineer Damon J. Sanders, PE

PROPERTY / HOMEOWNERS ASSOCIATION

All common open spaces features / private facilities shall be owned and maintained by The Trails at Spring Creek Ranch Homeowners Association, Inc. whose establishment, ownership, and maintenance responsibilities area recorded under Instrument 43059863 at the Shelby County Register's office.

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Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This final plat is being re-recorded to reflect changes to Lots 28, 33, 34, 40, 46, 47 and 49.

By [Signature] Date 3/7/24
Director, Office of Planning and Development

CRC 3/7/24



FINAL PLAT		
SPRING CREEK RANCH P.D.		
PHASE 6B, PART OF AREA "A-1"		
CASE NO.: P.D. 13-314 CO	FORMER CASE NUMBERS: N/A	
NUMBER OF LOTS: 46 RES. & 3 C.O.S	ACREAGE: 19.440 (846,819 S.F.)	DISTRICT: D2, BLOCK 23, PARCEL 158
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