

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

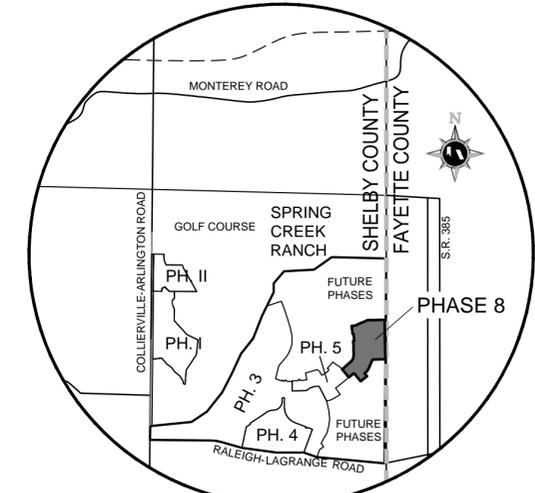
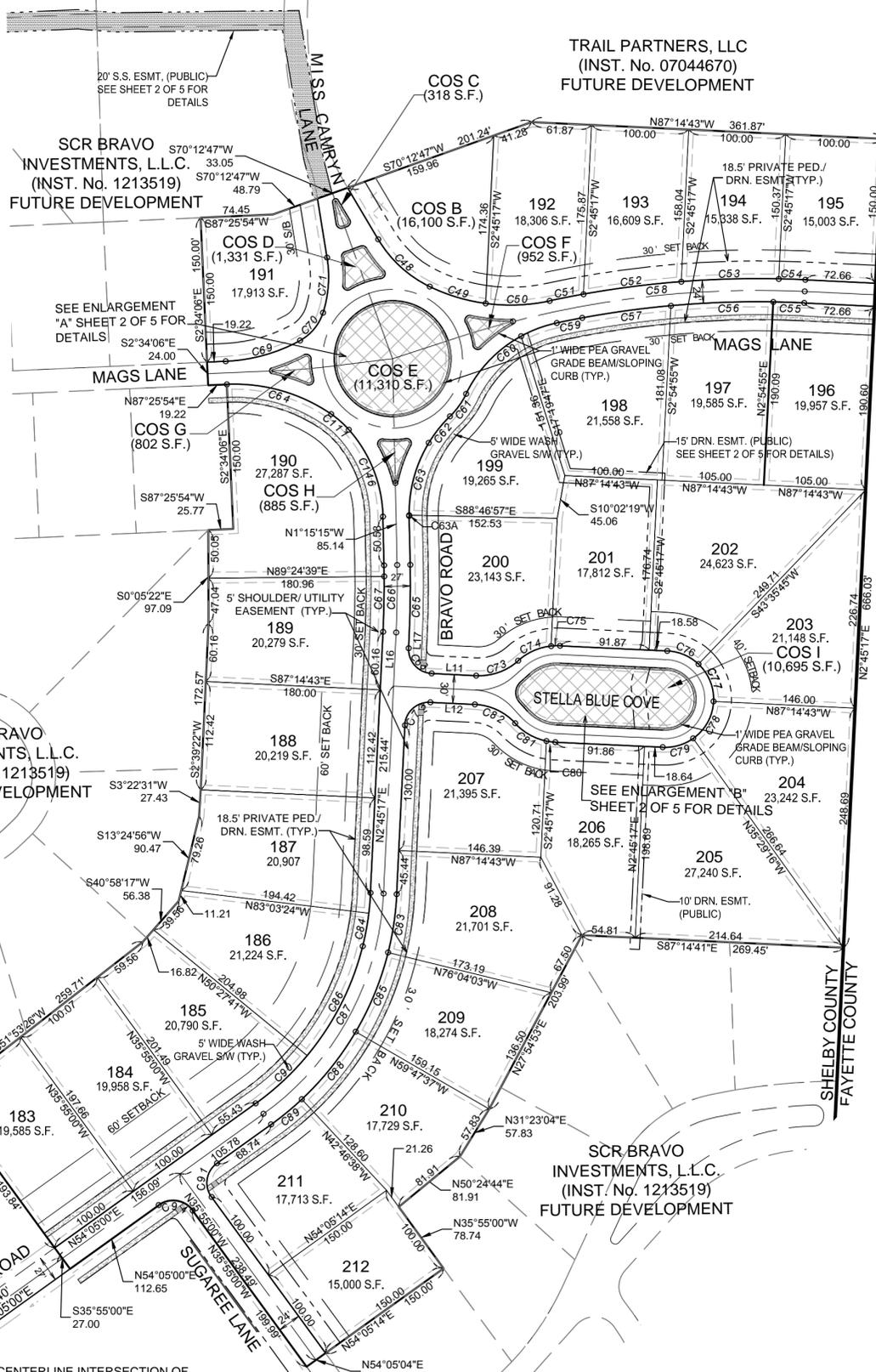
WHEN THE SANITARY SEWER SYSTEM LIES WITHIN PUBLIC OR PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPAIR THE STREET WITH THE TOWN OF COLLIERVILLE'S STANDARD ASPHALT SECTION AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE ANY DECORATIVE PAVEMENT; THIS SHALL BE THE RESPONSIBILITY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

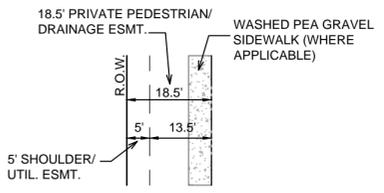


**VICINITY MAP**  
(NOT TO SCALE)

LOTS 202-205	LOTS 189-201, 206-212	LOTS 183-188
SETBACKS:	SETBACKS:	SETBACKS:
FRONT 40'	FRONT 30'	FRONT 60'
REAR 20'	REAR 20'	REAR 20'
SIDE 5'	SIDE 5'	SIDE 5'



**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 100 ft.



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.

**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 8  
PART OF AREAS B, C, D, E AND F  
SHELBY COUNTY, TENNESSEE**

**JUNE 2016**  
TOTAL AREA: 16.511 ACRES (719,200 S.F.)  
TOTAL LOTS: 30  
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:

TBM: MLGW GPS 116  
LOCATED 44' NORTHWEST CORNER  
OF RALEIGH LaGRANGE ROAD AND  
COLD CREEK DR.  
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

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.