



FILE: A:\WEBB ENGINEERING\14508 - Crooked Creek Subdivision\Map\Survey\14508_Survey_3P2-Final Plat.dwg

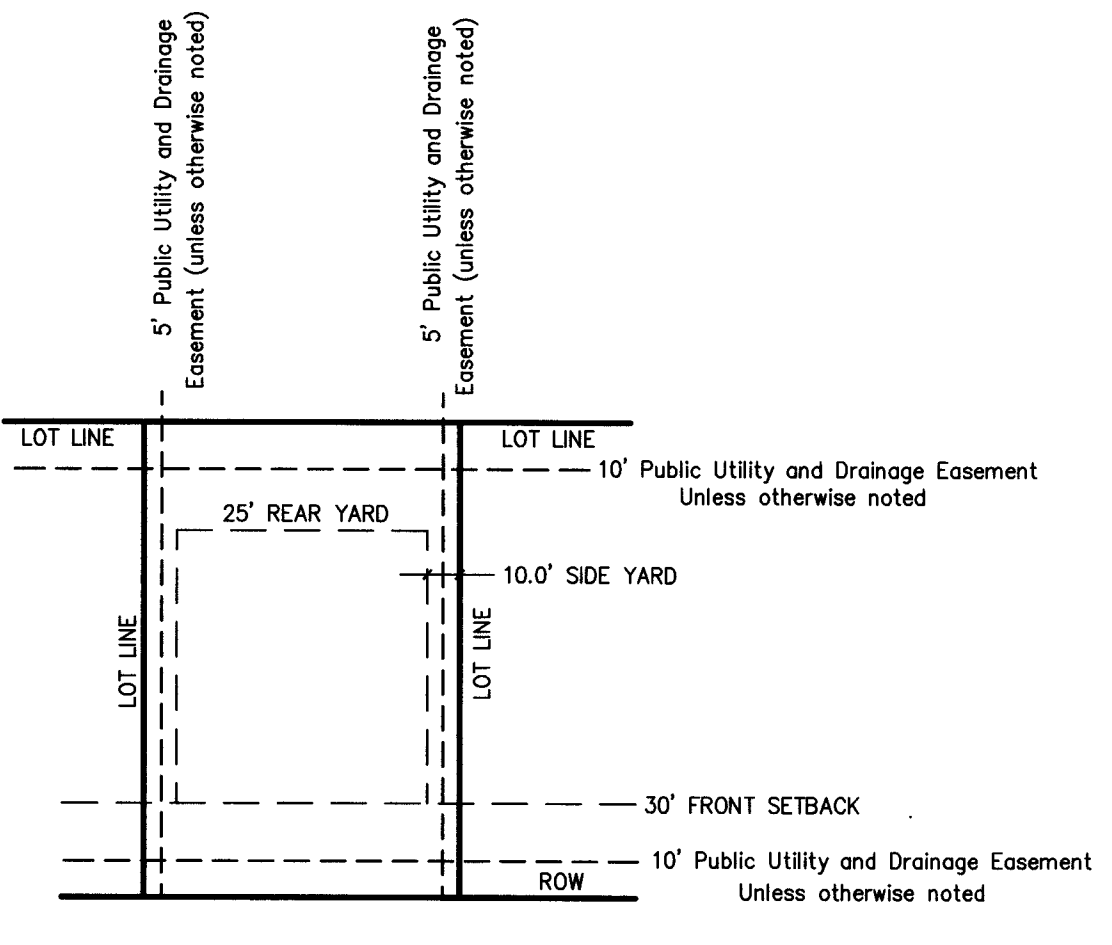
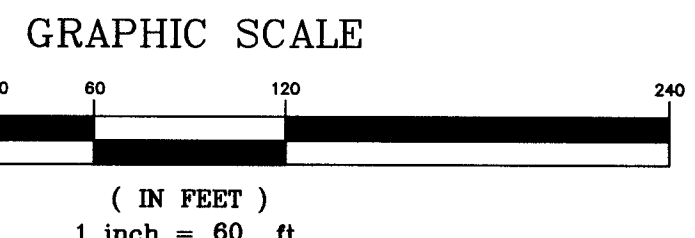
STREAM BUFFER NOTE:
STREAM BUFFERED AREA FOR LOTS 43 & 45 SHALL NOT BE DISTURBED AND SHALL REMAIN AS IS.

DRAINAGE NOTE:
THE DEVELOPER SHALL BE RESPONSIBLE TO SET THE TOP ELEVATION OF ALL OF THE AREA DRAINS TO RECEIVE SURFACE WATER RUNOFF.

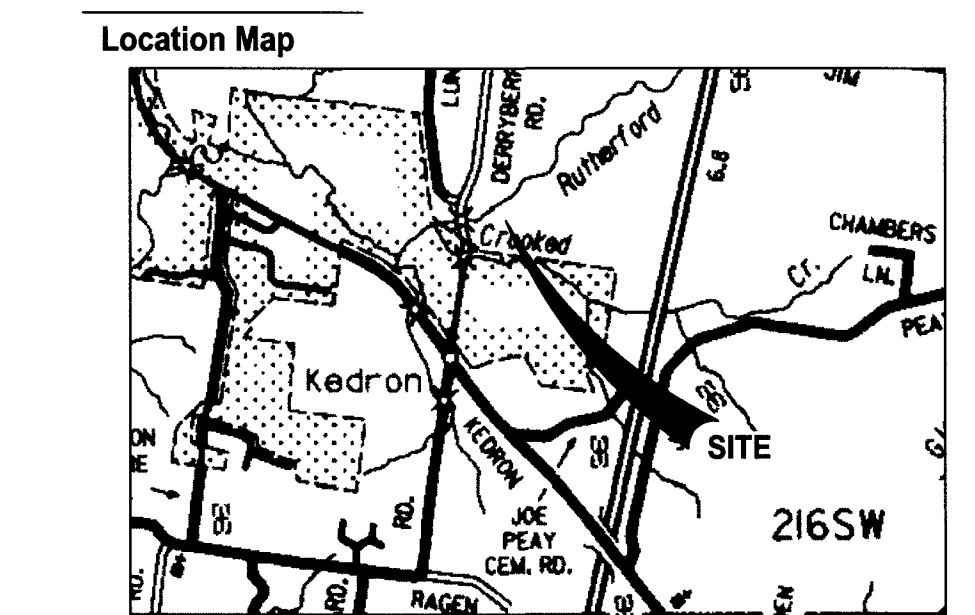
OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENTS.

- Legend symbols for: Iron Rod Found, Fire Hydrant, Water Meter, Catch Basin, Electric Risers, Power Pole, etc.

CURVE TABLE and LOT AREA TABLE with columns for Curve, Radius, Arc Length, Chord Length, Chord Bearing, Delta Angle, Lot No., Sq. Ft., Acres.



- Surveyor's Notes: 1. All distances were measured with E.D.M. equipment... 2. The property (Boundary) Line Survey exceeds the minimum requirements... 3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence...



PARCEL NUMBER: TAX MAP 049, PCL 12.07 & 12.08
DEED BOOK: R2544, PAGE 744
PARCEL ADDRESS: PORT ROYAL ROAD, SPRING HILL, TENNESSEE 37174
EXISTING ZONING: R-2 MEDIUM DENSITY
BUILDING SETBACKS: FRONT - 30', REAR - 25', SIDE - 10'
ACREAGE OF PARCEL: 423.83 ACRE (1,037,924.4 SQ. FT.) TOTAL ±1.56 ACRE (67,740.5 SQ. FT.) IN RIGHT OF WAY DEDICATION
PROPERTY OWNER: A-1 HOME BUILDERS INC
2020 FIELDSTONE PKWY
FRANKLIN, TN 37069
PROPOSED 19 LOTS - SECTION 3, PHASE 2

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO CREATE 19 SINGLE FAMILY LOTS.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described here on as evidenced in Book Number R2544, page 744, R.O.M.C. County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.
Date: 3/11/2020
A-1 Home Builders Inc

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING
I, (we) hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.
Date: 4/14/2020
City Engineer

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES
I hereby certify that the subdivision name and street names are approved by the Maury County Emergency Communications.
Date: 2/13/2020
County Emergency Communications

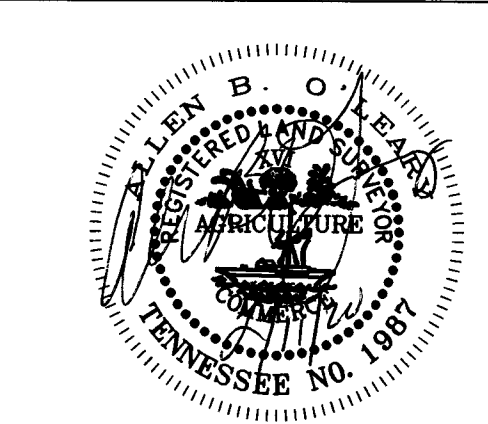
CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Crooked Creek Subdivision Section 3, Phase 2 has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.
Date: 4-14-2020
Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Crooked Creek Subdivision Section 3, Phase 2 has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.
Date: 4-14-2020
Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Crooked Creek Subdivision Section 3, Phase 2 Subdivision Regulations, with the exception of such variances, if any as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.
Date: 4/15/2020
Secretary, Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)
I hereby certify that this is a Category "T" survey and the ratio of precision of the undisturbed survey is greater than 1:10,000 as shown hereon, this survey was done in compliance with current Tennessee Minimum Standards of Practice.
Date: 2/11/2020
Men B. O'Leary, TN RLS #1987

04/16/2020 - 11:24 AM
20006009
1 POS-AL-PLAT
NANCY BATCH: 227608
PLAT BOOK: P22
PAGE: 160
REC FEE 16.00
DP FEE 2.00
TOTAL 18.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS
Register of Deed Recording Stamp



WES ENGINEERS & SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 386-2629
www.wesengineers.com

Client: A-1 Home Builders Inc
2020 Fieldstone Pkwy
STE 900-220
Franklin, TN 37069

FINAL PLAT
CROOKED CREEK SUBDIVISION, SECTION 3, PHASE 2
SPRING HILL, TN

DATE: 01-21-2020
REVISIONS: 14508
STAFF COMMENTS: T=607
Drawn: EB
Checked: AO
Approved: AO
Date: 01-06-2020

Scale: Horizontal: Vertical: 1"=60'

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