

- Surveyor's Notes**
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
  - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
  - Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
  - Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
  - The property shown hereon is located within the City of Spring Hill, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
  - The area of the parcels as shown hereon is ±15.61 Acres.
  - This property currently identified as Tax Map No. 049 Parcel No. 12.08, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
  - Plat reference: n/a
  - Deed reference: Book R2544 Page 744
  - Bearings based on: Tennessee State Plane, Fipzone 4100.
  - This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
  - This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
  - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
  - The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
  - The certification is not an expressed or implied warranty or guarantee.
  - No portion of this property is located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47118C0185E, dated April 16, 2007, and shown hereon graphically.
  - All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
  - All property corners are 1" rebar with cap reading "WES 1987" unless otherwise noted.
  - No HVAC equipment shall be permitted within hatched P.U.D.E.'s.

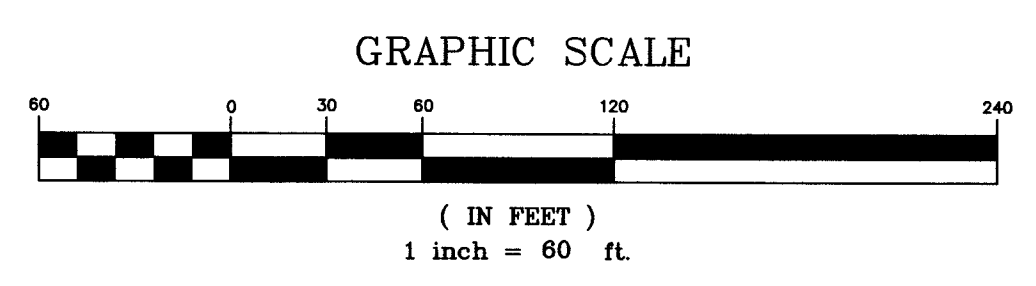
**OPEN SPACE NOTE:**  
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.

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

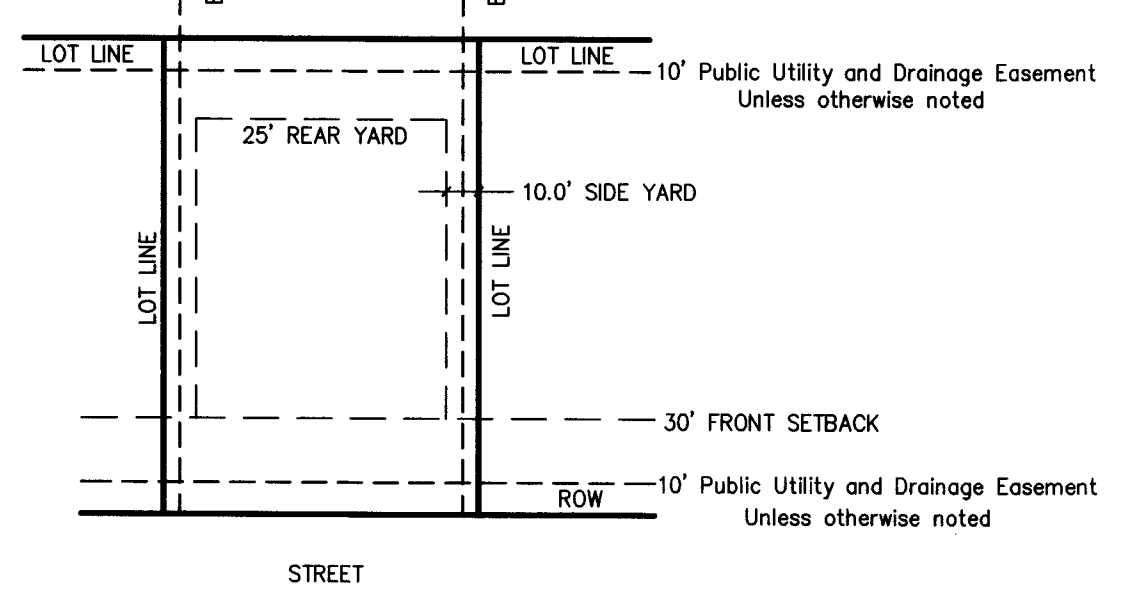
- Legend**
- EP Iron Rod Found
  - IP Iron Pipe Found
  - AXLE Water Meter
  - OCM Fence Post
  - P.K.F. PK Nail Found
  - R.R.S. Railroad Spike Found
  - R.R.S. Railroad Spike Set
  - Bench Mark
  - Stake Found
  - Fire Hydrant
  - Water Valve
  - Water Reducer
  - Clean Out
  - Sanitary Sewer Manhole
  - Storm Sewer Manhole
  - Catch Basin
  - Curb Inlet
  - Storm Pipe
  - Cable Manhole
  - Electric Manhole
  - Telephone Manhole
  - Electric Meter
  - Cable Riser
  - Electric Riser
  - Telephone Riser
  - Telephone Booth
  - Gas Meter
  - Gas Valve
  - Light Pole
  - Power Pole
  - Telephone Pole
  - Guy Pole
  - Flag Pole
  - Guy Wire
  - Mailbox
  - Parking Block
  - Handicap Parking
  - Water Spigot
  - Bollard
  - Evergreen Tree
  - Deciduous Tree
  - Bush
  - Sign

- Adjoining Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree Line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Centerline
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line
- P.U.D.E.
- Addresses per E-111

| CURVE TABLE |            |        |          | LOT AREA TABLE |               |              |           |         |       |
|-------------|------------|--------|----------|----------------|---------------|--------------|-----------|---------|-------|
| CURVE       | ARC LENGTH | RADIUS | DEG/TA   | ANGLE          | CHORD BEARING | CHORD LENGTH | LOT NO.   | SQ. FT. | ACRES |
| C1          | 64.85      | 175.00 | 211.352  | N 197.01° E    | 64.48         | 86           | 11,219.7  | 0.26    |       |
| C2          | 58.27      | 25.00  | 90.000   | S 369.95° E    | 135.38        | 87           | 15,427.5  | 0.35    |       |
| C3          | 104.89     | 225.00 | 26.4293  | N 85.08° E     | 103.94        | 89           | 10,000.0  | 0.23    |       |
| C4          | 56.19      | 275.00 | 11.4229  | S 77.38° W     | 56.09         | 90           | 12,365.9  | 0.28    |       |
| C5          | 72.01      | 275.00 | 15.0008  | N 86.59° W     | 71.80         | 91           | 10,000.0  | 0.23    |       |
| C6          | 59.07      | 25.00  | 180.000  | S 83.90° E     | 135.38        | 92           | 10,000.0  | 0.23    |       |
| C7          | 7.43       | 225.00 | 153.29   | S 08.26° W     | 7.43          | 93           | 10,000.0  | 0.23    |       |
| C8          | 75.39      | 225.00 | 19.2023  | S 20.03° W     | 75.39         | 94           | 11,250.0  | 0.26    |       |
| C9          | 210.78     | 225.00 | 15.4011  | S 82.20° W     | 203.14        | 95           | 13,099.9  | 0.30    |       |
| C10         | 85.95      | 225.00 | 121.5313 | S 51.13° W     | 85.43         | 97           | 22,462.9  | 0.52    |       |
|             |            |        |          |                |               | 98           | 10,017.1  | 0.23    |       |
|             |            |        |          |                |               | 99           | 10,018.4  | 0.23    |       |
|             |            |        |          |                |               | 100          | 10,018.7  | 0.23    |       |
|             |            |        |          |                |               | 101          | 10,244.7  | 0.24    |       |
|             |            |        |          |                |               | 102          | 13,725.7  | 0.32    |       |
|             |            |        |          |                |               | 103          | 12,701.0  | 0.29    |       |
|             |            |        |          |                |               | 104          | 10,716.8  | 0.25    |       |
|             |            |        |          |                |               | OS-E         | 300,201.1 | 6.89    |       |
|             |            |        |          |                |               | OS-F         | 10,135.6  | 0.23    |       |
|             |            |        |          |                |               | OS-G         | 106,603.1 | 2.45    |       |



**PURPOSE NOTE**  
THE PURPOSE OF THIS PLAT IS TO CREATE 17 SINGLE FAMILY LOTS.  
\* LOT NOTE  
LOT 97 IS A NON-BUILDABLE LOT UNTIL THE EXTENSION OF CYRIL DRIVE INTO THE ADJACENT PROPERTY AND HAVING FULL ACCESS ALONG THE PROPERTY LINE.  
**WALKING TRAIL NOTE**  
THE RECORDING OF THIS PLAT CREATES THE 20' WIDE EASEMENT ACROSS THE OPEN SPACE AREAS THAT WILL CONTAIN THE 10' WIDE WALKING TRAIL.



**CROOKED CREEK SECTION 3 TYPICAL LOT LAYOUT**

PARCEL NUMBER: TAX MAP 049, PCL 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: ±15.61 ACRE (680,104.3 SQ. FT.) TOTAL ±1.38 ACRE (59,898.1 SQ. FT.) IN RIGHT OF WAY DEDICATION  
PROPERTY OWNER: A-1 HOME BUILDERS INC, 2020 FIELDSTONE PKWY, STE 900-220, FRANKLIN, TN 37069  
PROPOSED 17 LOTS - SECTION 3, PHASE 3

TAX MAP 49 (12.06)  
ROYALTON DEVELOPERS LLC  
D.B. R2577, PG. 780  
R.O.M.C. TN  
PLAT BOOK: P16, PAGE 145  
ZONED: R2

**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 Register's 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: 11/13/2020  
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: 11/17/2020  
Shannon S. Wolf, P.E., 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: 11/13/2020  
Cristal Gaudin, 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 3 has/have 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: 11-16-2020  
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 3 have 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: 11-16-2020  
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 3 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: 11/17/2020  
Sean Pate, Secretary, Planning Commission

**SURVEYOR'S CERTIFICATION (TENNESSEE)**  
I hereby certify that this is a Category "T" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon, this survey was done in compliance with current Tennessee Minimum Standards of Practice.  
Date: 11/17/2020  
Allen B. O'Leary, TN RES #1987

11/17/2020 - 12:18 PM  
20020920  
1 PGS AL PLAT  
BECKY BATCH: 238462  
PLAT BOOK: P22  
PAGE: 275  
REC FEE: 15.00  
DR FEE: 2.00  
TOTAL: 17.00  
STATE OF TENNESSEE, MAURY COUNTY  
JOHN FLEMING  
REGISTER OF DEEDS  
Register of Deed Recording Stamp



|                       |             |              |                  |
|-----------------------|-------------|--------------|------------------|
| DATE                  | 03-16-2020  | DATE         | 03-30-2020       |
| REVISIONS             |             | DATE         |                  |
| STAFF REVIEW COMMENTS |             | DATE         |                  |
| STAFF REVIEW COMMENTS |             | DATE         |                  |
| Drawn: EB             | Checked: AJ | Approved: AJ | Date: 03-02-2020 |
| Scale:                | Vertical:   | Horizontal:  |                  |

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PHONE: (661) 388-2329  
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 3  
SPRING HILL, TN

14508  
11/17/2020  
1 of 1