


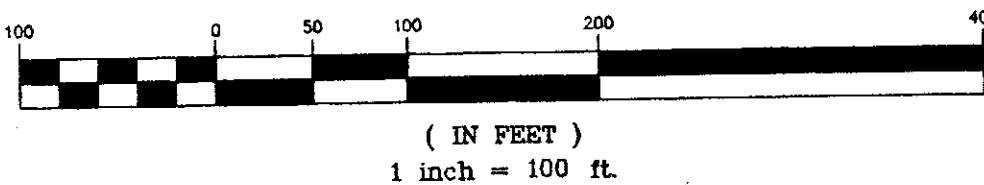


Tom Leatherwood
Shelby County Register

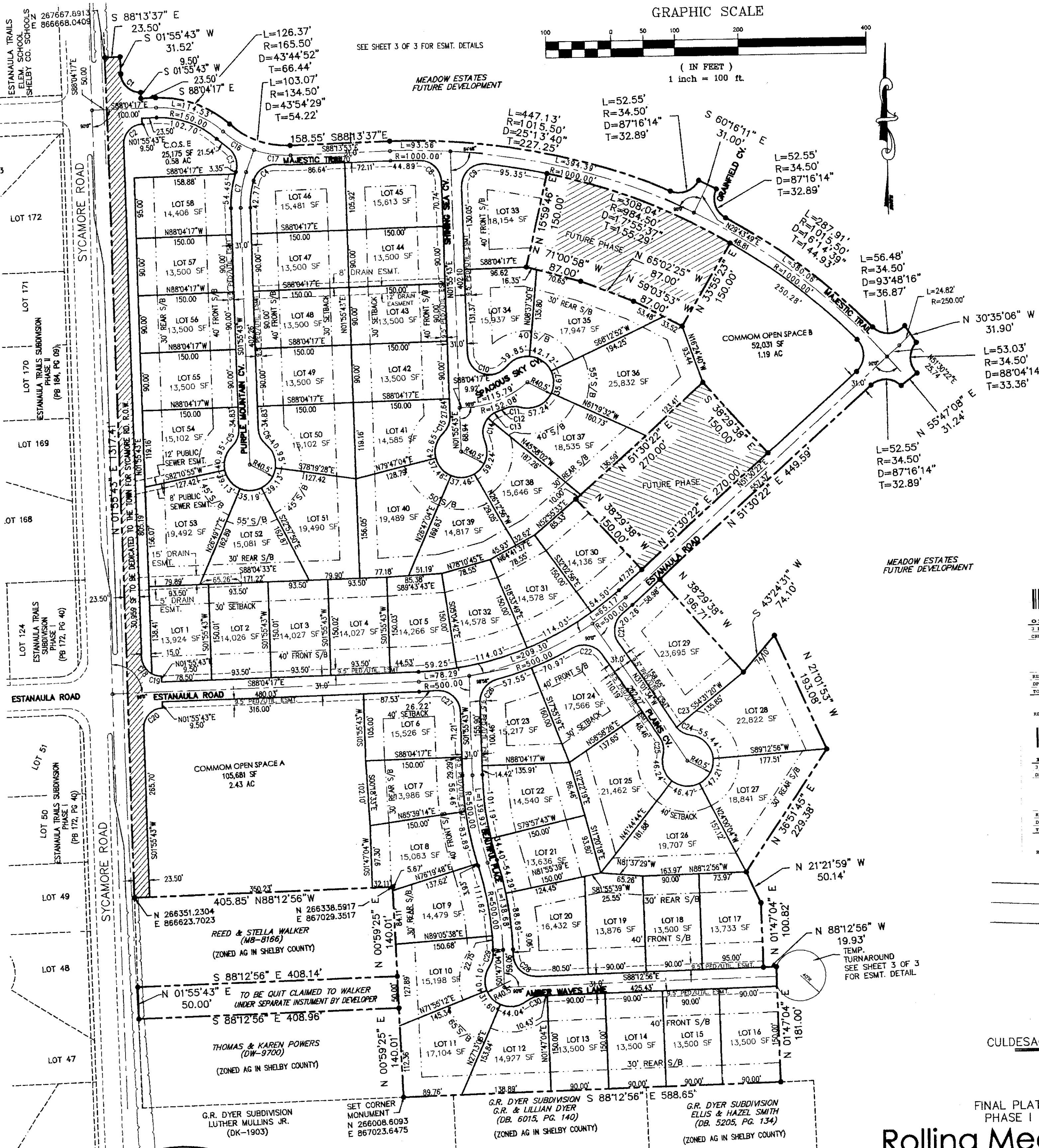
As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

	
07029303	
02/15/2007 - 02:00 PM	
3 PGS : R - PLAT	
CHRIS 470903-7029303	
PLAT BOOK : 231	
PAGE : 14	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

GRAPHIC SCALE



SEE SHEET 3 OF 3 FOR ESMT. DETAILS



RE RECORDING

07029303

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TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

06198613

12/07/2006 10:49 AM

3 PGS. : R - PLAT

DEEDS 454356-6198613

PLAT BOOK : 230

PAGE : 13

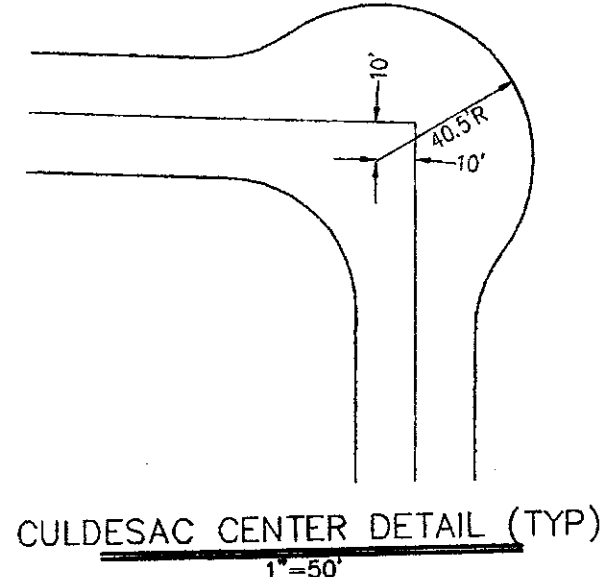
RECORDING FEE 15.00

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TOTAL AMOUNT 17.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



FINAL PLAT
PHASE I

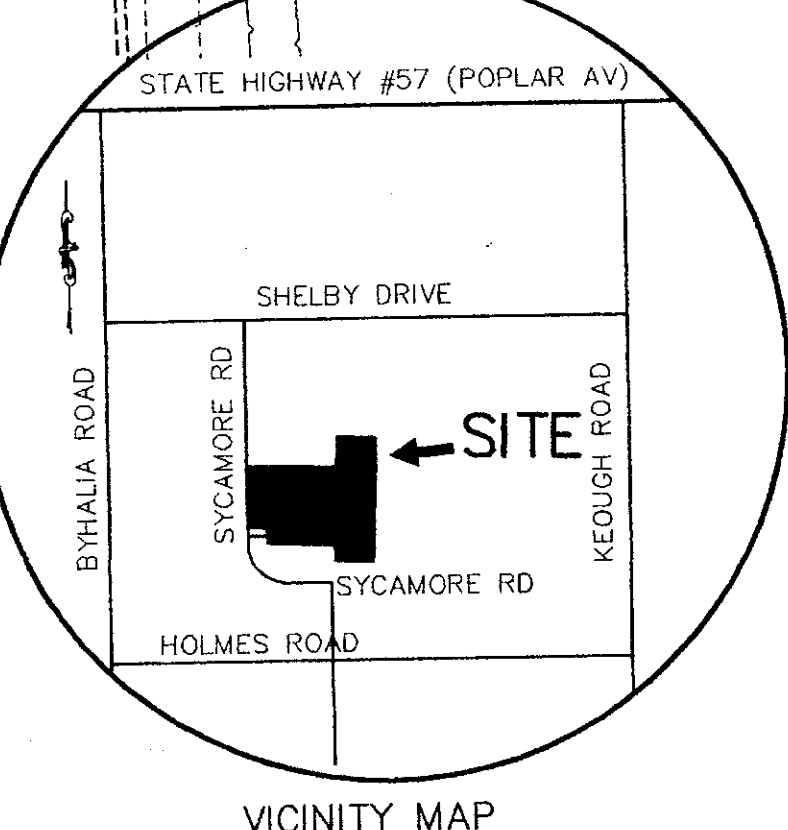
Rolling Meadows Planned Development

COLLIERVILLE, TENNESSEE

DIST. 2 - BLOCK 58 - PARCELS 131, 28, 33
TOTAL SUBDIVISION AREA: 29.86 ACRES - LOTS: 58
GROSS DENSITY= 1.98 LOTS/AC
OPEN SPACE PROVIDED: 3.91 AC, 13.09%
EXISTING ZONING: AG, SHELBY COUNTY
PROPOSED ZONING: R-1, LOW DENSITY RESIDENTIAL
DATE: JULY, 2005
SCALE: 1"=100'
DEVELOPER: MEADOW ESTATES
850 RIDGE LAKE BLVD.
MEMPHIS, TN 38120

SHEET 1 OF 3

RENAISSANCE GROUP, INC.
7000 GOODLETT FARMS, SUITE 100
CORDOVA, TN 38018
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL R@RENAISSANCEGROUPINC.COM



- NOTES:
- 1) TBM: A P.K. NAIL SET IN THE CENTERLINE OF SYCAMORE ROAD, AT THE SOUTHEAST CORNER OF PHASE I OF ESTANAULA TRAILS, ELEV 378.92'
 - 2) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47157C-0300C, EFFECTIVE DATE DECEMBER 2, 1994. BFE = 353'
 - 3) THERE IS A 5' UTILITY EASEMENT ALONG THE FRONT, SIDE AND REAR PROPERTY LINES FOR EACH LOT IN THIS SUBDIVISION EXCEPT WHERE OTHER PUBLIC EASEMENTS ARE ADJACENT TO PROPERTY LINES WITHIN THE LOT. THERE ARE NO UTILITY EASEMENTS ALONGSIDE THE DRAIN AND SEWER EASEMENTS ON LOTS: 44, 45, 48, 49, 54, & 55.
 - 4) T.B.M.'S TO BE ESTABLISHED BEFORE RECORDING PLAT.
 - 5) THE MINIMUM SETBACK FROM STREET TO BUILDING SHALL MEET THE REQUIREMENTS AND APPROVAL OF THE BUILDING DEPARTMENT OF THE TOWN OF COLLIERVILLE, TENNESSEE, BUT IN NO CASE SHALL BE LESS THAN FORTY (40) FEET FRONT, THIRTY (30) FEET REAR AND EIGHT (8) FEET MIN. SIDE SETBACK EACH LOT WITH A MINIMUM OF TWENTY (20) FEET TOTAL BETWEEN HOUSES.
 - 6) ALL COMMON OPEN SPACE TO BE MAINTAINED BY ROLLING MEADOWS HOMEOWNER'S ASSOCIATION.
 - 7) THE STREET RIGHT OF WAY IS MEASURED FROM BACK OF CURB TO BACK OF CURB.
 - 8) ALL DITCHES OUTSIDE PUBLIC R.O.W. AND EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS.
 - 9) THE RESTRICTIVE COVENANTS SHALL INCLUDE A NOTE REQUIRING THAT HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING ALL SIDE AND REAR YARD SWALES.
 - 10) THE CONSTRUCTION ROUTE FOR THIS PHASE WILL BE BYHALIA RD. TO SHELBY DR. TO SYCAMORE. NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED TO ENTER THROUGH ESTANAULA SUBDIVISION OR ANY OTHER RESIDENTIAL STREET.
 11. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED UNDER INSTRUMENT # 06184735

**ROLLING MEADOWS PLANNED DEVELOPMENT
PLANNING COMMISSION CONDITIONS OF APPROVAL:**

On November 1, 2004, the Planning Commission recommended approval of the proposed Final Site Plan for the ROLLING MEADOWS PLANNED DEVELOPMENT - MASTER PLAN.

Planning Division:

1. If the Planned Development (PD) is approved by the Board of Mayor and Aldermen, the PD shall be presented to the Design Review Commission (DRC) for review of amenities, common open space, landscaping, entry features, etc. prior to final approval of each phase.
2. If tree mitigation is required for the development, a tree mitigation plan shall be provided at Final Plan review.
3. Construction of Phase IV of the PUD will not be granted until a third access is provided from the PUD. No more than 200 lots may be approved without a third access point. A note to this effect shall be added to all plans.
4. The note on the Master Plan Plat regarding side yard setbacks shall be revised to reflect 8-foot side yard minimum, with no less than 20 feet between buildings, as is stated in the color booklet provided.
5. All electrical installations shall be underground.
6. The applicant shall provide the Planning Division with a copy of the final plan document using State Plane coordinate system with NAD-83 datum on disk or CD in DWG format (AutoCAD Release 14 or earlier) prior to recording of plan documents.

Engineering Division

7. The Town of Collierville shall approve sanitary sewers, and water distribution systems.
8. One copy of the State approved sanitary sewer and water plans shall be provided to the Engineering Division.
9. A combination Utility plan showing sanitary sewer/water/drainage lines, structures and house services shall be submitted with the construction drawings.
10. The developer shall extend sanitary sewers and water distribution through the site to serve upstream properties, as required by the Engineering Division.
11. Required landscaping shall not be placed on utility, water, sewer, or drainage easements.
12. The design, location and number of curb cuts along Sycamore Road shall be approved by the Town Engineer's office.
13. All drainage plans including data for assessment of on-site detention requirements shall be submitted to the Town Engineer's office for review.
14. All grading and drainage plans shall show a minimum of 100 feet of off-site topo on all sides in order to determine the effect of off-site features on the subdivision under review or its effect on adjacent properties. The Developer should be aware if an ARAP permit is required. Further, the Developer is responsible for any design modifications that result from the requirements of said permit. Substantial modifications of the plans resulting there from shall require re-application and approval by the Planning Commission.
15. The Developer's Engineer shall perform the necessary hydraulic studies (HEC-2, etc) to determine the 100 year floor elevations for the major drainage channel assuming full upstream development at proposed land uses.
16. A drainage easement/unbuildable area/common open space along the major drainage way must be provided consistent with drainage plans approved by the Town Engineer and ARAP permit. The width may be equal to 5 times the top of bank width.
17. Before work commences on this project, the contractor/developer must provide the Town Engineer with a copy of Tennessee Department of Environment and Conservation's (TDEC's) Notice of Coverage (N.O.C.).
18. Proper erosion control and drip line tree protection measures shall be in place before clearing begins and regularly maintained throughout the construction phase until all areas are stabilized to the satisfaction of the Town Engineer and the Tennessee Department of Environment and Conservation.
19. All ditches outside public R.O.W. and easements shall be maintained by property owners. A statement to this effect shall appear on the final plans.
20. All common open areas, private streets, private sewers and private drainage, shall be owned and maintained by a homeowner or homeowners association. A statement to this effect shall appear on the final plat.
21. Sycamore Road is an MPO Major Road shown as Priority 1. Dedicate as required from the centerline and improved in accordance with Subdivision Regulations.
22. The Sycamore Road connection to the south, where the new section of Sycamore Road joins with the old, 2-lane section of Sycamore, shall be improved to provide connection for southbound traffic to transition across the median to the old section.
23. The future extension of Holmes Road is illustrated on the plans, but is not proposed to be extended at this time. At such time that the Holmes Road alignment is set, the developer/homeowners Association shall be required to dedicate the necessary right-of-way and any easements at no cost to the Town.
24. Any required construction to eliminate sight distance problems at intersections created by this development shall be the Developer's expense.
25. The final plat shall reflect the appropriate width pedestrian/sidewalk/utility easement along both sides of all alternative design street dedications in accordance with Subdivision Regulations.
26. Provide internal circulation and access between adjacent phases, lots, sections, and properties. Common ingress/egress easements shall be shown of the final plat.
27. The areas denoted as "reserved for Stormwater detention" may not be altered without first obtaining the written permission from the Town of Collierville Department of Engineering. The Stormwater detention system located in this area shall be owned and maintained by the property owner or homeowner's association. Such maintenance shall be performed to ensure that the system operates in accordance with the approved drainage plans on file in the Town of Collierville Department of Engineering. Such maintenance shall include, but not be limited to: Removal of sedimentation, fallen objects, debris, trash, mowing, and outlet cleaning.
28. Existing utilities requiring relocation or removal shall be the developer's responsibility.
29. Existing infrastructure that is not required for this development must be properly removed, relocation, abandoned, etc., in accordance with any and all local, State or Federal regulations. These items include, but not limited to, wells, septic tanks, storage tanks, buildings, gas facilities, etc. Verification/certification of proper closure and/or removal must be submitted to the Town's Engineering Division from the appropriate agency.
30. Street names shall be approved MLG&W and the Town. A copy of MLG&W Street Name Approval Form shall be submitted to the Town's Engineering Division.
31. All streetlights must meet Memphis, Light, Gas and Water requirements.
32. The Restrictive Covenants shall include a note requiring that homeowners are responsible for maintaining all side and rear yard swales. This note shall also appear on the Final Subdivision Plat and reference the Restrictive Covenants Instrument Number.
33. The Restrictive Covenants shall include a note that the Home Owner's Association has full maintenance responsibility for all Common Open Space (COS), private streets, private utilities, private amenities and landscape areas. The Town of Collierville has no maintenance responsibility or liability. This note shall also appear on the Final Subdivision Plat and reference the Restrictive Covenants Instrument Number.
34. The sewer capacity shall be reviewed/evaluated with each phase of development, designating use of non-residential roads.
35. A construction route shall be designated with each phase of development.

Fire Department:

36. Until such time as construction is approved for Phase IV, Temporary turnarounds shall be provided at the stubs to this phase to permit turnaround for emergency vehicles. These shall be shown on the plans and notes as such.
37. The Phase line of Phase 4 shall be adjusted, or a temporary turnaround shall be provided at Lot #87 in Phase 2 to provide for emergency vehicle turnaround.

Parks and Recreation

38. The parkland dedication requirement for the proposed development shall be payment-in-lieu of a 1.12 acre dedication. The parkland dedication shall be \$284,800.00

Added Condition

39. Common Open Space B shall be included within Phase 1 of the project.

On February 3, 2005, the Planning Commission recommended the following conditions of approval be included in the approval for Phases 1 of the Rolling Meadows PD Final Subdivision Plat:

1. Phase 1 of the development is contingent upon approval of the Master Plan by the Board of Mayor and Aldermen. Development of Phase 1 shall not occur until the Master Plan is approved and recorded.
2. The Design Review Commission (DRC) shall review amenities, common open space, landscaping (including mitigation tree locations), entry features, etc. prior to being presented to the Board of Mayor and Aldermen (BMA) for approval of the development.
3. All electrical installations shall be underground.
4. The applicant shall provide the Planning Division with a copy of the final plan document using State Plane Coordinate System with NAD-83 datum on disk or CD in DWG format (AutoCAD Release 14 or earlier) prior to recording of plan documents.
5. Before work commences on this project, the contractor/developer must provide the Town Engineer with a copy of Tennessee Department of Environment and Conservation's (TDEC's) Notice of Coverage (N.O.C.).
6. Sycamore Road shall be dedicated as required and improved in accordance with Subdivision Regulations.
7. Convey control of access along the Sycamore Road frontage to the Town of Collierville.
8. A drainage easement along the major drainage way must be provided consistent with drainage plans approved by the Town Engineer and ARAP permit. The width may be equal to 5 times the top of bank width, centered about the stream centerline.
9. All public and private easements, as well as utility easements (i.e. electric, telephone, gas & cable) shall be shown on the final plat.
10. Existing utilities requiring relocation or removal shall be the developer's responsibility.
11. Existing infrastructure that is not required for this development must be properly removed, relocated, abandoned, etc., in accordance with any and all local, State or Federal regulations. These items include, but are not limited to, wells, septic tanks, storage tanks, buildings, gas facilities, etc. Verification/certification of proper closure and/or removal must be submitted to the Town's Engineering Division from the appropriate agency.
12. Street names shall be approved by MLG & W and the Town. A copy of MLG & W Street Name Approval Form shall be submitted to the Town's Engineering Division.
13. All streetlights must meet Memphis Light, Gas & Water specifications.
14. The Restrictive Covenants shall include a note requiring that homeowners are responsible for maintaining all side and rear yard swales. This note shall also appear on the Final Subdivision Plat and reference the Restrictive Covenants Instrument Number.
15. The Restrictive Covenants shall include a note that the Home Owner's Association has full maintenance responsibility for all Common Open Space (COS), private streets, private utilities, private amenities and landscape areas. The Town of Collierville has no maintenance responsibility or liability. This note shall also appear on the Final Subdivision Plat and reference the Restrictive Covenants Instrument Number.

- Fire Department**
16. Until such time as construction is approved for Phase 4, temporary turnarounds shall be provided at the stubs to this Phase to permit turnaround for emergency vehicles. These shall be shown on the plans and noted as such.
 17. The phase line of Phase 4 shall be adjusted, or a temporary turnaround shall be provided at Lot #87 in Phase 2 to provide for emergency vehicle turnaround.

- Parks and Recreation**
18. The parkland dedication requirement for the proposed overall development shall be payment-in-lieu of a 7.12-acre dedication. The parkland dedication shall be \$284,800.00, which may be divided as each phase is developed.

TRM	ELEVATION	LOCATION
SMH RM	399.26	MAJESTIC TRAIL & PURPLE MOUNTAIN CV.
SMH RM	400.21	MAJESTIC TRAIL & SHINING SEA CV.
SMH RM	383.04	MAJESTIC TRAIL & ESTANAUOLA RD.
SMH RM	391.17	ESTANAUOLA RD. & PLAINS CV. (BETWEEN LOTS 30 & 31)
SMH RM	397.35	ESTANAUOLA & BEAUTIFUL PLACE (BETWEEN LOTS 5 & 32)

MINIMUM FINISH FLOOR TABLE			
LOT #	FINISH FLOOR ELEV	LOT #	FINISH FLOOR ELEV
1	379.00	38	378.00
2	376.00	39	400.00
3	378.00	40	401.00
4	402.00	41	401.00
5	402.00	42	402.00
6	402.00	43	402.00
7	402.00	44	402.50
8	402.00	45	402.00
9	401.00	46	402.50
10	378.00	47	401.00
11	378.00	48	400.50
12	378.00	49	400.50
13	401.00	50	400.50
14	402.00	51	400.00
15	402.00	52	402.50
16	401.00	53	402.50
17	402.00	54	400.00
18	402.00	55	400.00
19	402.50	56	400.00
20	402.00	57	400.00
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23	378.00		
24	378.00		
25	402.00		
26	402.00		
27	401.00		
28	378.00		
29	378.00		
30	378.00		
31	378.00		
32	378.00		
33	378.00		
34	378.00		
35	378.00		
36	378.00		
37	378.00		

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.12	30.00	30.00	42.43	S43°04'17"E	90°00'00"
C2	47.12	30.00	30.00	42.43	S46°55'43"W	90°00'00"
C3	44.39	34.50	25.87	41.39	N14°55'18"W	73°43'17"
C4	47.62	34.50	28.48	43.93	S59°41'32"W	79°05'00"
C5	29.02	34.50	15.43	28.17	N28°01'25"E	48°11'23"
C6	29.02	34.50	15.43	28.17	S22°09'58"E	48°11'23"
C7	57.18	150.00	28.94	56.84	S12°50'58"W	21°50'30"
C8	52.71	34.50	33.05	47.73	N41°50'35"W	87°32'36"
C9	59.32	34.50	40.05	52.28	S51°11'16"W	98°31'06"
C10	84.11	34.50	93.98	64.77	S67°54'49"E	139°41'05"
C11	23.83	34.50	12.41	23.36	S89°51'54"W	39°34'16"
C12	13.00	165.50	6.50	13.00	N72°19'46"E	4°30'00"
C13	18.39	34.50	9.42	18.18	S59°18'22"W	30°32'48"
C14	38.57	34.50	21.58	36.59	S12°00'19"W	64°03'17"
C15	29.02	34.50	15.43	28.17	N26°01'25"E	48°11'23"
C16	57.35	150.00	29.03	57.00	S55°16'35"E	21°54'22"
C17	57.60	150.00	29.16	57.25	S77°13'50"E	22°00'07"
C18	31.42	30.00	17.32	30.00	S28°04'17"E	60°00'00"
C19	15.71	30.00	8.04	15.53	S73°04'17"E	30°00'00"
C20	47.12	30.00	30.00	42.43	S46°55'43"W	90°00'00"
C21	51.05	34.50	31.49	46.52	S11°21'57"W	84°47'03"
C22	51.05	34.50	31.49	46.52	N73°25'05"W	84°47'03"
C23	2.68	34.50	1.34	2.68	S33°15'07"E	4°27'06"
C24	28.34	34.50	13.85	25.70	S57°20'48"E	43°44'17"
C25	29.02	34.50	15.43	28.17	N06°59'53"W	48°11'23"
C26	46.09	34.50	27.22	42.74	S40°12'06"W	76°32'46"
C27	55.95	34.50	36.30	50.02	N44°31'43"W	92°54'52"
C28	54.19	34.50	34.50	48.79	S43°12'56"E	90°00'00"
C29	22.20	34.50	11.50	21.82	N20°13'10"E	38°52'12"
C30	22.20	34.50	11.50	21.82	S73°20'59"W	38°52'12"


FINAL PLAT
PHASE I
**Rolling Meadows
Planned Development**
COLLIERVILLE, TENNESSEE

DIST. 2 - BLOCK 58 - PARCELS 131, 28, 33
TOTAL SUBDIVISION AREA: 29.86 ACRES - LOTS: 58
GROSS DENSITY= 1.98 LOTS/AC
OPEN SPACE PROVIDED: 3.91 AC, 13.09%
EXISTING ZONING: AG, SHELBY COUNTY
PROPOSED ZONING: R-1, LOW DENSITY RESIDENTIAL
DATE: JULY, 2005
SCALE: 1"=100'
DEVELOPER: MEADOW ESTATES
850 RIDGE LAKE BLVD.
MEMPHIS, TN 38120

SHEET 2 OF 3

RENAISSANCE GROUP, INC.
7000 GOODLETT FARMS, SUITE 100
CORDOVA, TN 38018
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: R@RENAISSANCEGROUPINC.COM


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Owners Certificate

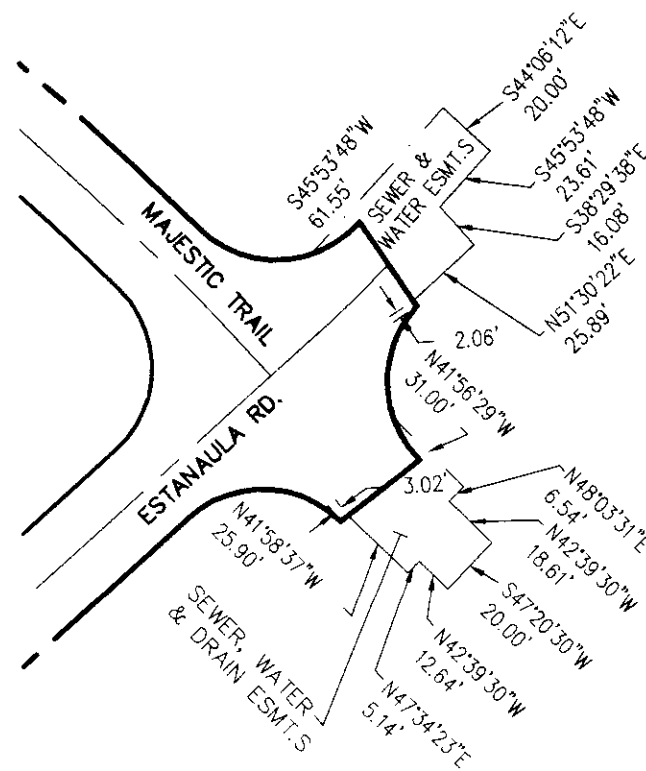
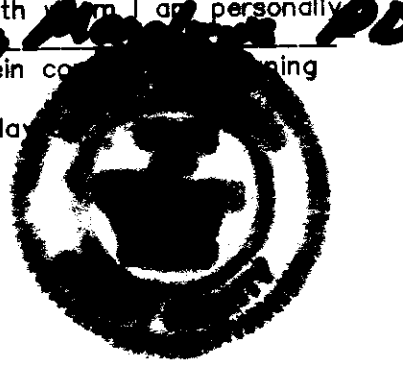
I, John C. Calkins, the undersigned owner of the property shown hereon, hereby adopt this plan of development and dedicated the streets as shown to the public use forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

Owner John C. Calkins
Date 11/27/06

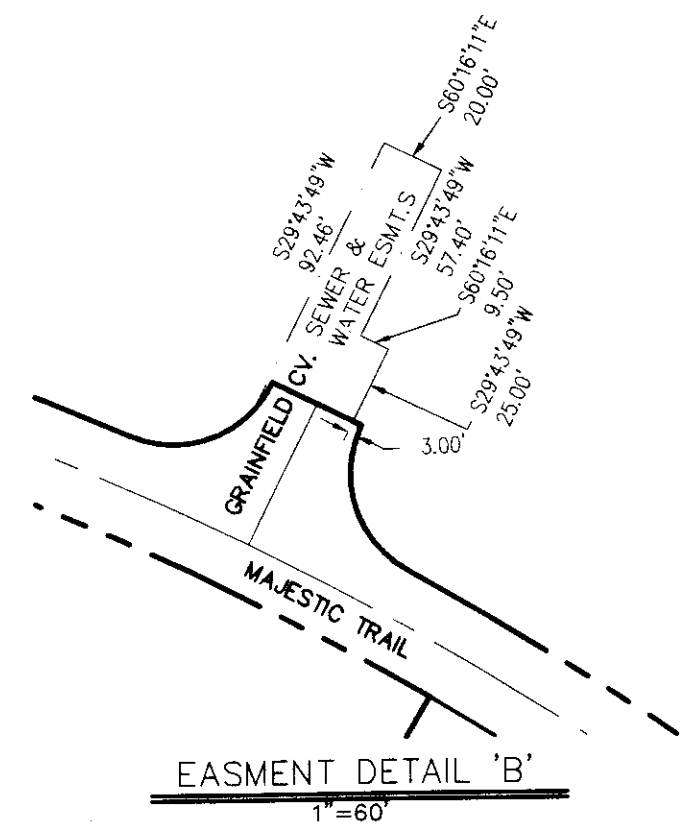
State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared: John C. Calkins with John C. Calkins and personally acquainted and who, upon oath, acknowledged himself to be owner of: Rolling Meadows Planned Development and he as such owner, executed the foregoing instrument for the purpose therein contained and signing his name as owner.

In witness whereof, I hereunto set my hand and affix my seal this 27th day of November, 2006.
John C. Calkins
Notary Public
My commission expires: 8.1.07



EASEMENT DETAIL 'A'
1"=60'



EASEMENT DETAIL 'B'
1"=60'

Mortgagee's Certificate

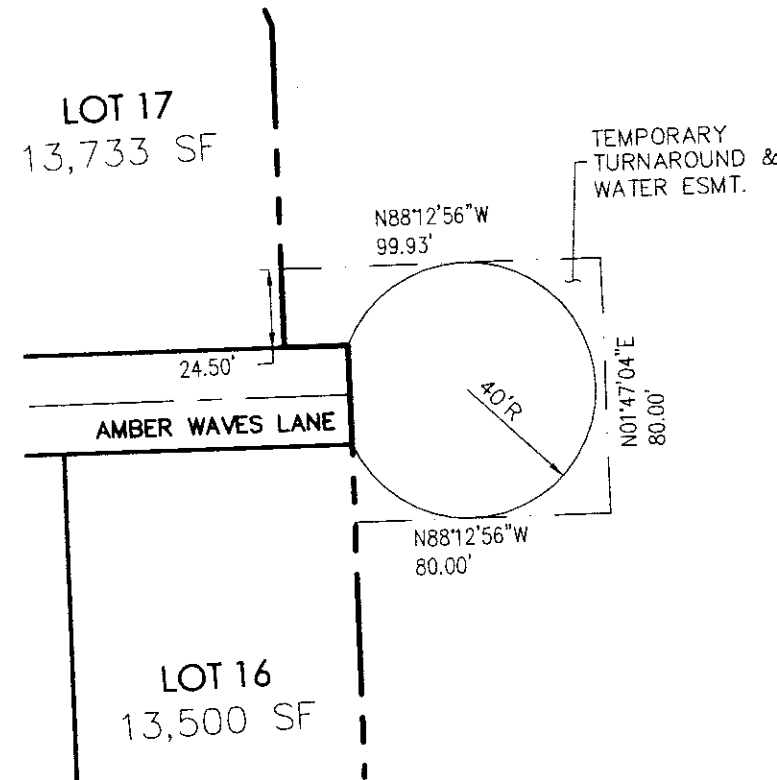
We, the undersigned, Bank of America, mortgagee of the property shown hereon, hereby adopt this plan as our plan of development and dedicated the street, right-of-ways, easement and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Mortgagee Bank of America
Date 11/30/2006

State of Tennessee
County of Shelby

Before me, the undersigned a notary public in and for the state and county aforesaid, duly commissioned and qualified personally appeared: Ty Strawn of Bank of America and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I hereunto set our hand and affix my seal this the 27th day of November, 2006.
Ty Strawn
Notary Public
My commission expires: 8.1.07



EASEMENT DETAIL 'C'
1"=60'

Surveyor's Certificate

I, Ricky C. McKenzie, do hereby certify that I am a registered Land Surveyor, and that I have surveyed the lands, embraced within the plat or map designated as ROLLING MEADOWS PLANNED DEVELOPMENT a subdivision all lying within the corporate limits of the Town of Collierville, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with Subdivision Regulations of the Town of Collierville, Tennessee; I further certify that the survey of the lands embraced within said plat or map has been correctly monumented in accordance with the Subdivision Regulations of the Town of Collierville, Tennessee.

In witness whereof, I the said Ricky C. McKenzie Land Surveyor, hereunto set our hand affix my seal the 30th day of November, 2006.

Ricky C. McKenzie
Tennessee R.L.S. Certificate No. 1840



Engineering Certificate

Is hereby certified, that the engineering aspect, of this plat is true and correct, is in conformance with design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development, and to the best of my knowledge takes into account all applicable federal, state and local building laws and regulations.

Jeremy Westmoreland
Tennessee Certificate No. 108852



Board of Mayor and Aldermen Certificate

I, Maureen Fraser, do hereby certify that all required improvements have been installed or that a performance bond or other collateral in sufficient amount to assure completion of all required improvements has been posted for the plan of development shown on this plat and are hereby approved by the Town of Collierville, Tennessee.

12.06 2006
Maureen Fraser
Vice-Mayor, Town of Collierville

Planning Commission Certificate

I, Ronna Hutzicker, do hereby certify that the Town of Collierville Planning Commission has approved this plat of plan development for recording.

December 6 2006
Ronna Hutzicker
Secretary, Planning Commission
Town of Collierville

△ This plat is being re-recorded to revise various finish floor elevations
Indy Sealey 2/6/07
Mayor, Town of Collierville Date
Ronna Hutzicker 2.1.07
Secretary, Collierville Planning Commission Date

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OPEN SPACE PROVIDED: 3.91 AC, 13.09%
EXISTING ZONING: AG, SHELBY COUNTY
PROPOSED ZONING: R-1, LOW DENSITY RESIDENTIAL
DATE: JULY, 2005
SCALE: 1"=100'
DEVELOPER: MEADOW ESTATES
850 RIDGE LAKE BLVD.
MEMPHIS, TN 38120

RENAISSANCE GROUP, INC.
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