

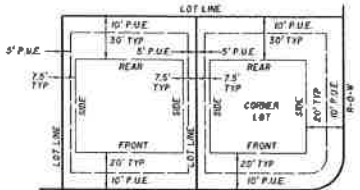
SUBJECT: S.E.C. INC. 850 MOBILE TENNESSEE BLVD. MEMPHIS, TN 38202
 F. 908-950-7300
 F. 908-950-2547
 CONTACT: DOUG REYNOLDS
 DREYNOLDS@S.E.C.-CVR.COM

OWNER: BRANSON ROBERTSON, INC. 11700-31-0915
 A-1 HOME BUILDERS, INC. 2510 DELWOOD PARKWAY SUITE 900-220 FRANKLIN, TN 37065

PROPERTY ADDRESS: TOM LINN ROAD SPRING HILL, TN 37174

PROPERTY INFO: MAP 43, PARCEL 400 DEED BOOK 82484, PAGE 28, R.O.M.C. IN 200 CIV. DISTRICT MAURY COUNTY, TENNESSEE

SITE DATA: DEERHORN ESTATES, SECTION 4 TOWNSHIP 9 S. R. 10 E. TOTAL AREA SECTION 4 = 13,558 ACRES AREA IN R-2 P.U. DESIGNATION SEC. 4 = 2,629 ACRES AREA IN A COMMON AREAS SECTION 4 = 2,959 ACRES NUMBER OF BUILDABLE LOTS = 34 LOT SIZE = 7,450 SQ. FT. MINIMUM AVERAGE LOT DIMENSIONS = 69'30" HOME SIZE = 4,930 SQ. FT. - 2,900 SQ. FT.



LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
127	9,851	0.228	138	9,670	0.222	150	7,982	0.183
128	9,553	0.219	140	10,066	0.231	151	7,599	0.174
129	9,347	0.215	141	10,066	0.231	152	9,221	0.214
130	8,558	0.208	142	9,670	0.222	153	15,766	0.362
131	8,968	0.206	143	9,268	0.213	154	16,631	0.383
132	8,979	0.206	144	17,742	0.407	155	11,462	0.263
133	8,989	0.206	145	16,387	0.376	156	10,066	0.231
134	9,000	0.207	146	12,848	0.295	157	10,066	0.231
135	13,888	0.319	147	9,990	0.229	158	8,003	0.183
136	16,549	0.380	148	9,664	0.222	159	9,062	0.208
137	8,670	0.199	149	8,349	0.191	160	9,671	0.222
138	8,670	0.199						

LEGEND

- EXISTING CONC. MON.
- EXISTING W/IN FIN.
- SET MON FIN.
- UTILITY POLE W/GUY.
- CATCH BASIN/AREA DRAIN.
- MAN SEWER MANHOLE.
- MAN SEWER CLEANOUT.
- FIRE HYDRANT.
- WATER VALVE.
- WATER METER.
- TELEPHONE BOX.
- ELECTRIC TRANSFORMER PAD.
- GAS METER.
- WATER LINE.
- EXIST. WATER LINE.
- SANITARY SEWER LINE.
- SANITARY SEWER SERVICE.
- STORM SEWER LINE.
- GAS LINE.
- OVERHEAD ELECTRIC.
- UNDERGROUND ELECTRIC.
- UNDERGROUND TELEPHONE.
- STREET ADDRESS.
- BUILDING ENVELOPE.



SURVEYOR'S NOTES:

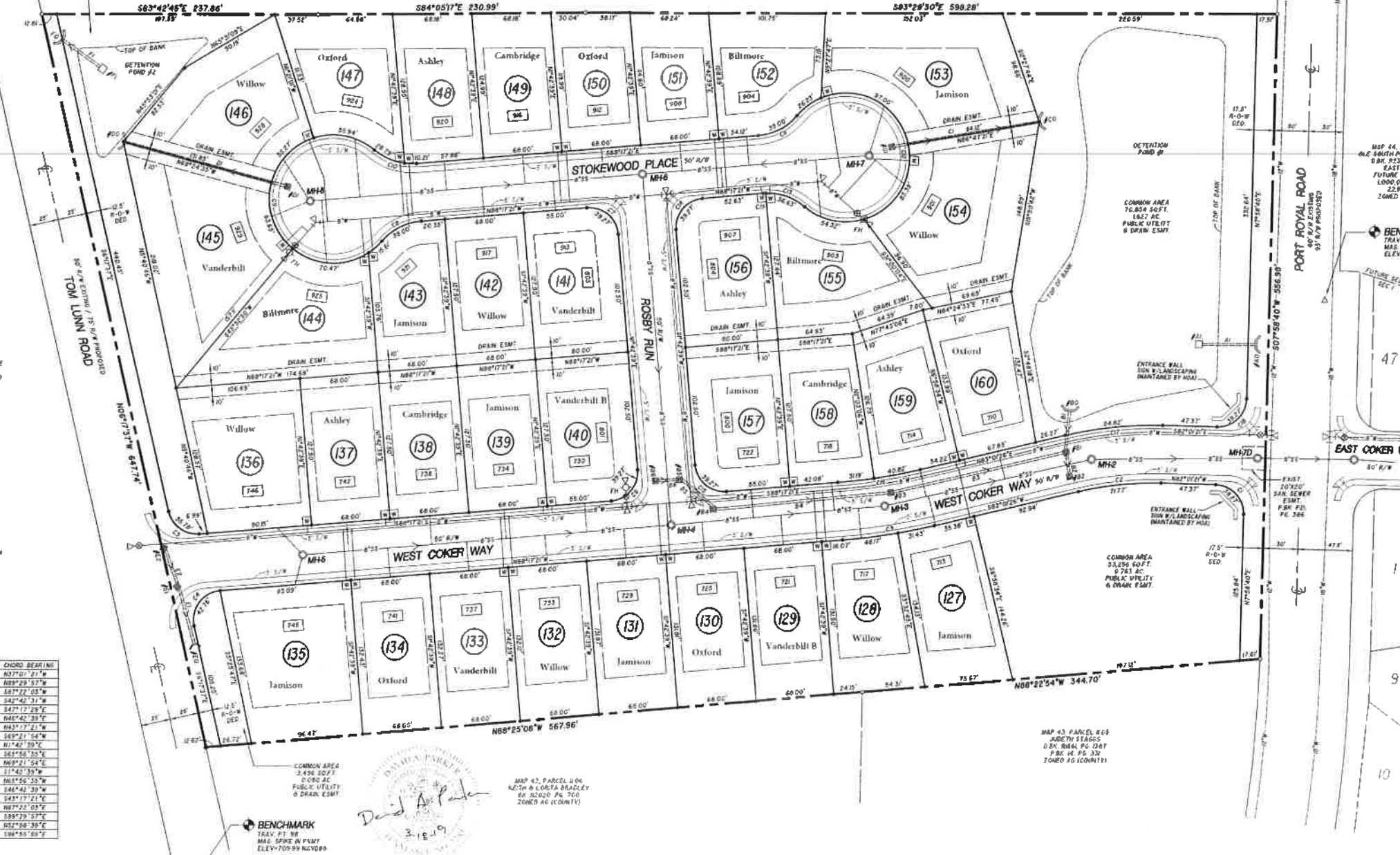
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-90). VERTICAL DATUM: NAVD83.
- SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 400 ON MAURY COUNTY PROPERTY MAP 43.
- THIS PROPERTY LIES WITHIN ZONE R-2 P.U., NOT IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM ELEVATIONS SHOWN ON FLOOD MAPS FOR MAURY COUNTY, TENNESSEE. MAP NUMBER 4730-0085 E, EFFECTIVE DATE APRIL 14, 2007.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA. ON THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. FURTHER ADJUST AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- ALL SEWER, WATER & STORM DRAIN FEATURES SHOWN ON THIS FINAL PLAT ARE TAKEN FROM DESIGN PLANS, UNLESS INDICATED AS EXISTING.
- CUSTOMS TAGS CANNOT BE REMOVED UNLESS WHERE POSSIBLE.

GENERAL NOTES:

- THE PURPOSE OF RECORDING THIS FINAL PLAT IS TO CREATE 34 SINGLE FAMILY LOTS AND TO ESTABLISH PUBLIC R-2 P.U. WITH DESIGNATION OF ADDITIONAL R-2 P.U. FOR PORT ROYAL ROAD AND TO ESTABLISH PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- PROPERTY SHOWN IS ZONED R-2 P.U. MINIMUM BUILDING SETBACKS FOR THIS PROPERTY: FRONT = 20 FT. / SIDE = 7.5 FT. / REAR = 30 FT.
- A HOME SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SCOURED PAVEMENT OPEN SPACES, COMMON AREAS, AMBULANCE AREAS AND OTHER DESIGNATED PUBLIC SPACES. THE MAINTENANCE OF LANDSCAPING, REMEDIATION, PARK COMPONENTS AND OTHER UTILITIES LOCATED WITHIN THE OPEN SPACES SHALL ALSO BE THE RESPONSIBILITY OF THE HOA, UPON ACCEPTANCE BY THE CITY OF THE PUBLIC INFRASTRUCTURE SYSTEM IS COMPLETE. SANITARY SEWER, WATER DISTRIBUTION SYSTEM AND STORM DRAINAGE COMPONENTS THE CITY WILL MAINTAIN THOSE COMPONENTS THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACES, CHALKS, DETENTION BASINS, RETENTION BASINS OR WATER FEATURES. THOSE COMPONENTS SHALL BE MAINTAINED BY THE HOA.
- NO MECHANICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, SHALL BE INSTALLED WITHIN ANY PORTION OF A DESIGNATED PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.D.E.) WHERE UTILITY INFRASTRUCTURE IS PRESENT.
- ALL HOMEOWNERS WILL BE REQUIRED TO BE A MEMBER OF THE DERRYBERRY ESTATES HOMEOWNERS ASSOCIATION, WHICH WILL MAINTAIN ALL COMMON AREAS, INCLUDING DETENTION POND, POCKET PARKS, ENTRANCE SIGNS, AND ALL AMENITIES.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER OF SAID LOTS.
- AREAS DESIGNATED AS "COMMON AREA" ARE INTENDED FOR USE BY THE HOMEOWNERS WITHIN THIS SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES.

CURVE DATA

CURVE	DELTA	BEARING	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	80°00'00"	25°00'	39.27'	25.00'	55.36'	S87°01'21"W
C2	14°57'13"	275°00'	71.77'	26.09'	71.57'	N89°59'57"W
C3	4°42'11"	325°00'	79.60'	29.88'	79.32'	S87°22'05"W
C4	80°00'15"	25°00'	42.78'	28.18'	37.74'	S44°42'33"E
C5	81°59'44"	25°00'	55.78'	31.73'	52.60'	S47°17'28"E
C6	50°00'00"	25°00'	39.27'	25.00'	55.36'	S44°42'33"E
C7	90°00'00"	25°00'	39.27'	25.00'	55.36'	S44°42'33"E
C8	44°41'30"	30°00'	39.00'	20.55'	38.02'	S49°21'54"E
C9	269°23'01"	55°00'	290.94'	56.10'	29.91'	N17°49'39"E
C10	44°41'30"	30°00'	39.00'	20.55'	38.02'	S49°21'54"E
C11	44°41'30"	30°00'	39.00'	20.55'	38.02'	S49°21'54"E
C12	269°23'01"	55°00'	290.94'	56.10'	29.91'	N17°49'39"E
C13	44°41'30"	30°00'	39.00'	20.55'	38.02'	S49°21'54"E
C14	90°00'00"	25°00'	39.27'	25.00'	55.36'	S44°42'33"E
C15	90°00'00"	25°00'	39.27'	25.00'	55.36'	S44°42'33"E
C16	44°41'30"	30°00'	39.00'	20.55'	38.02'	S49°21'54"E
C17	14°57'13"	325°00'	71.77'	26.09'	71.57'	N89°59'57"W
C18	90°00'00"	25°00'	39.27'	25.00'	55.36'	S44°42'33"E
C19	81°59'44"	25°00'	55.78'	31.73'	52.60'	S47°17'28"E



DRAINAGE STRUCTURES

NAME	100' (FT)	150' (FT)	200' (FT)	STRUCTURE ID	INLET ID
#A0	701.34	698.00	-	CONC. WINGED HW	-
#A1	DETENTION POND OUTLET STRUCTURE (SEE CONST)	-	-	-	-
#B0	706.60	-	702.80	CONC. WINGED HW	-
#B1	707.20	704.25	704.25	SINGLE CURB INLET	1-3103V
#B2	707.20	-	704.47	SINGLE CURB INLET	1-3103V
#B3	719.90	716.44	716.44	SINGLE CURB INLET	1-3103V
#B4	724.58	720.38	720.38	SINGLE CURB INLET	1-3103V
#B5	729.01	721.50	721.50	SINGLE CURB INLET	1-3103V
#B6	728.05	-	722.00	SINGLE CURB INLET	1-3103V
#B7	711.00	-	709.00	CONC. WINGED HW	-
#C1	725.64	-	719.36	SINGLE CURB INLET	1-3103
#D0	721.80	-	719.00	CONC. WINGED HW	-
#D1	732.82	-	728.75	SINGLE CURB INLET	1-3103
#D2	718.00	-	714.02	CONC. WINGED HW	1-3103
#E1	720.09	716.98	716.98	SINGLE CURB INLET	1-3103
#E2	720.09	-	717.11	SINGLE CURB INLET	1-3103
#F0	719.00	-	716.67	CONC. WINGED HW	1-3103
#F1	DETENTION POND OUTLET STRUCTURE (SEE CONST)	-	-	-	-

DRAINAGE PIPES

PIPE NAME	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	SIZE (IN)	MATERIAL	STC DOWN	STC UP
A1	701.50	698.00	45.00	7.70	15	RCP 111	#A1	#A0
B1	704.25	702.50	34.47	5.07	10	RCP 111	#B1	#B0
B3	716.44	704.25	195.20	7.95	18	RCP 111	#B3	#B1
B4	704.47	704.25	26.08	0.68	18	RCP 111	#B4	#B1
B4	720.38	716.44	154.47	2.81	18	RCP 111	#B4	#B3
B5	721.50	720.38	34.07	2.00	10	RCP 111	#B5	#B4
B6	722.00	721.50	25.01	2.00	10	RCP 111	#B6	#B5
C1	719.36	716.00	150.73	2.19	18	RCP 111	#C1	#C0
D1	728.75	719.00	136.34	4.94	18	RCP 111	#D1	#D0
E1	716.98	716.02	55.71	1.00	18	RCP 111	#E1	#E0
E2	717.11	716.58	26.29	2.00	18	RCP 111	#E2	#E1
F1	719.00	716.67	32.83	1.00	15	RCP 111	#F1	#F0

Section 4 Derryberry Estates

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF COMMON AREAS DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING
I (we) hereby certify that I am (we are) the owner(s) of the property above described herein as evidenced in Book No. B2488, Page 132, R.O.M.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that all other of the above described for all public streets, utilities and other facilities have been taken as required by these regulations. Owner/Company Name: BRANSON ROBERTSON/A-1 HOME BUILDERS, INC. Owner Signature: _____ Title: PRESIDENT Date: _____	A-1 HOME BUILDERS, INC. in exercising this Plat, has designated certain areas of land shown herein as Common Areas intended for use by the homeowners within this subdivision entitled DERRYBERRY ESTATES, SECTION 4, for recreation and related activities. The above designated areas are not dedicated for use by the general public but are dedicated to the common use of the homeowners within the above named subdivision. Declaration of Covenants and Restrictions, applicable to the above named subdivision, is hereby incorporated and made a part of this Plat. Date: 3-18-19 Registered Land Surveyor: David A. Pate 2381 Town No: _____	I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein, that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000. Date: _____ Appropriate Governmental Representative: _____	I hereby certify that all of streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a performance bond or other surety has been procured with the Planning Commission to guarantee completion of all required improvements in case of default. Date: _____ Name/Title/Agency or Authorized Approving Agent: _____	I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: DERRYBERRY ESTATES, SECTION 4, has (have) been installed in accordance with current Local and State Governmental requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date: _____ Name/Title/Agency or Authorized Approving Agent: _____	I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: DERRYBERRY ESTATES, SECTION 4, has (have) been installed in accordance with current Local and State Governmental requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date: _____ Name/Title/Agency or Authorized Approving Agent: _____	I hereby certify that the Subdivision Name and Street Names are approved by Maury County Emergency Communications. Date: _____ Authorized Approving Agent: _____	I hereby certify that the subdivision shown herein has been found to comply with the City of Spring Hill 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 Maury County Register. Date: _____ Secretary, City of Spring Hill Planning Commission: _____
FINAL SUBDIVISION PLAT							
CITY OF SPRING HILL PLANNING COMMISSION							
TOTAL ACRES 13,558 AC		TOTAL LOTS 34		ACRES ROADWAY 2,629 AC		ACRES OPEN SPACE 2,959 AC	
OWNER A-1 HOME BUILDERS, INC.		ZONING R-2 P.U.D.		SURVEYOR S.E.C. INC.		DATE 2-26-19 REV. 3-15-19	
SCALE: 1" = 80'							