

**RESOLUTION 13-16**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
WADES GROVE – PHASE 1 & 2**

**WHEREAS**, the following improvements have been constructed pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs, Sidewalks,  
Street Lights and Final Topping to all streets with 1 ½ inches of hot mix asphalt;  
and*

**WHEREAS**, to date, the following improvements have been completed and/or accepted by the City  
(One lot remains in Phase 1, sidewalk installed); and

**WHEREAS**, pursuant to Article III, Section 3-103 of the Subdivision Regulations, upon completion  
of the public improvements listed above, the Developer will be required to file a “maintenance” bond  
guaranteeing performance of the public improvements for an additional one year period with the  
Planning Commission after the dedication and acceptance of such public improvements by the Board  
of Mayor and Aldermen.

**WHEREAS**, therefore a one year Maintenance Bond is required; and

**WHEREAS**, the developer is required under Article III, Section 3-102.201 of the Subdivision  
Regulations to submit an “as-built” survey of the public improvements including storm drainage; and

**WHEREAS**, it is the recommendation of the Planning Commission that a Maintenance Bond be  
established for twelve (12) months, to the amount of \$18,461.00; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and  
Aldermen that a Maintenance Bond be established for Wades Grove Phase 1 & 2 for one year is  
hereby approved.

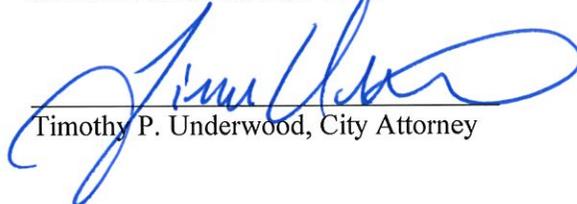
Passed and adopted this 19th day of February, 2013.

  
Michael Dinwiddie, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Timothy P. Underwood, City Attorney

**RESOLUTION 13-04 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
WADES GROVE – PHASE 1 & 2**

**WHEREAS**, the following improvements have been constructed pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs, Sidewalks,  
Street Lights and Final Topping to all streets with 1 ½ inches of hot mix asphalt;  
and*

**WHEREAS**, to date, the following improvements have been completed and/or accepted by the City  
(One lot remains in Phase 1, sidewalk installed ); and

**WHEREAS**, pursuant to Article III, Section 3-103 of the Subdivision Regulations, upon completion  
of the public improvements listed above, the Developer will be required to file a “maintenance” bond  
guaranteeing performance of the public improvements for an additional one year period with the  
Planning Commission after the dedication and acceptance of such public improvements by the Board  
of Mayor and Aldermen.

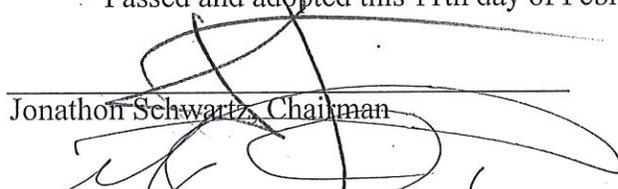
**WHEREAS**, therefore a one year Maintenance Bond is required; and

**WHEREAS**, the developer is required under Article III, Section 3-102.201 of the Subdivision  
Regulations to submit an “as-built” survey of the public improvements including storm drainage; and

**WHEREAS**, it is the recommendation of the Codes Department that a Maintenance Bond be  
established for twelve (12) months, to the amount of \$18,461.00; and

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that a  
Maintenance Bond be established for Wades Grove Phase 1 & 2 for one year is hereby recommended  
to the Board of Mayor and Aldermen.

Passed and adopted this 11th day of February, 2013.

  
\_\_\_\_\_  
Jonathon Schwartz, Chairman

  
\_\_\_\_\_  
Michael Dinwiddie, Secretary

City of Spring Hill  
199 Town Center Parkway  
P.O. Box 789  
Spring Hill, TN 37174  
Phone: 931.486.2252 ext. 214  
Fax: 931.486.3596



For additional information, send inquiries to:  
Chris Brooks (cbrooks@springhilltn.org)

APPLICATION FOR SURETY

PROJECT NAME: WADES GROVE PHASE: 1 SECTION: 1#2  
# OF LOTS APPROVED: 106 # OF LOTS REMAINING: 1  
SURETY TYPE:  MAINTENANCE  PERFORMANCE  RESTORATION  
POSTED WITH:  LETTER OF CREDIT  PERFORMANCE BOND  CASH  Insurance Bond  
SURETY AMOUNT: \$ 18,461.00 EXPIRATION DATE: NOV. 2013  
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/ N

PURPOSE OF SURETY: MAINTENANCE BOND FOR FINAL PAVING (1 YEAR)

NAME OF FINANCIAL INSTITUTION: NGM INSURANCE CO. SURETY #: \_\_\_\_\_  
CONTACT PERSON: SANDY YATES EMAIL: SANDYYATES@AJG.COM  
ADDRESS: 5500 MARYLAND WAY CITY, STATE, ZIP: BRENTWOOD, TN 37027  
PHONE NUMBER: 615-377-5130 FAX NUMBER: 615-263-5830

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: JOHN MAHER BUILDERS/RANDY AYDELOTTE  
ADDRESS: 1109 OLD KEBRON RD CITY, STATE, ZIP: SPRING HILL, TN 37174  
PHONE NUMBER: 931-489-1981 FAX NUMBER: 931-489-1985  
EMAIL: RANDY@JOHNMAHERBUILDERS.COM

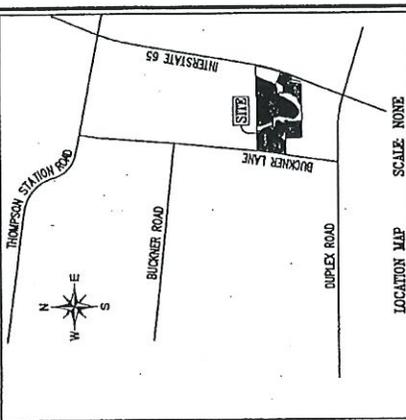
ACTION REQUEST

I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

- ESTABLISH NEW SURETY
- REQUEST FINAL INSPECTION AND RELEASE OF SURETY
- REQUEST REDUCTION OF SURETY AMOUNT
- REQUEST EXTENSION OF SURETY FOR (1) YEAR  
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: PAVING BID FROM ROGERS GROUP

Randy Aydelotte LAND DEVELOPMENT MGR, JOHN MAHER BUILDERS  
Applicant Signature / Date 10/31/2012



LOT NO.	MINIMUM GRADE NO. FEET ON LOT	HIGHEST LOWEST FLOOR ELEVATION	100 YEAR FLOOD ELEVATION
30	702.5	744.5	702.5
41	702.2	744.2	702.2
42	702.1	744.1	702.1
43	701.9	743.9	701.9
44	701.8	743.8	701.8
45	701.6	743.6	701.6
46	701.5	743.5	701.5
47	701.3	743.3	701.3
48	701.2	743.2	701.2
49	701.0	743.0	701.0
50	700.9	742.9	700.9

**FLOOD NOTE**  
 1. FLOOD ELEVATIONS ARE FROM REVISED FEMA FIRM PROVIDED BY WALKER DAVISON ON 11/20/2006  
 2. COPY OF MAP AVAILABLE IN THE WILLIAMSON CO. ENGINEERING DEPT. VIEWED ON 12/14/2006. FROM 10:00 AM TO 12:00 PM. ADDRESS: 4718 DUNN AVENUE, WASHINGTON, TN 37187-0047.  
 REVISED: SEPTEMBER 23, 2008

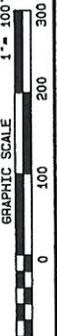
CURRENT ZONING: R-2 (PUD)  
 CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION  
 STATE OF TENNESSEE WILLIAMSON COUNTY  
 FINAL PLAT OF SECTION TWO

## WADE'S GROVE

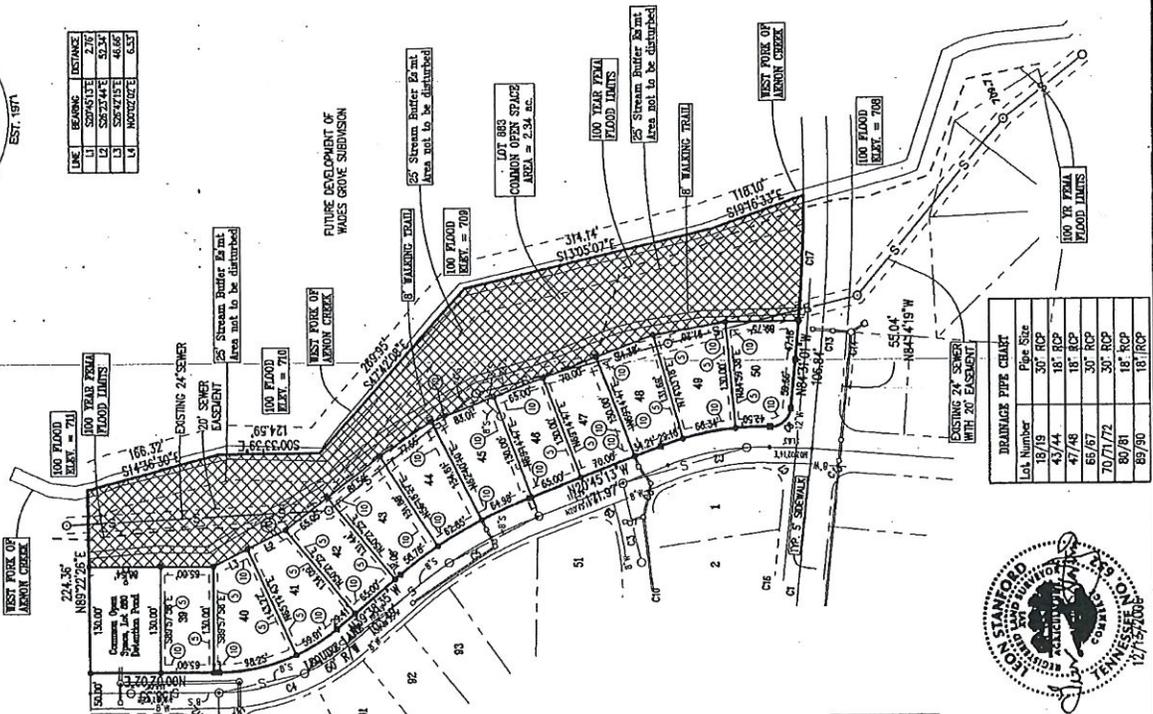
TOTAL ACRES = 5.19 ac    NEW BUILDING LOTS = 12  
 LOTS NEW ROADS = 0    ACRES NEW ROADS = 0

OWNER/DEVELOPER: **John Alexander, Inc.**  
 440 McLemore Avenue  
 Spring Hill, TN 37174  
 Ph: 621-468-1981

DATE: 12/13/2006    SCALE: 1" = 100'    D.C. 06886-1/10.000  
 PROPERTY MAP 50, PARCEL 503    DEED BK 1813, PG 681



LINE	BEARING	DISTANCE
L1	S29°40'17"E	2.70'
L2	S25°23'44"E	52.34'
L3	S29°27'15"E	48.02'
L4	N02°02'02"E	63.53'



Lot Number	Pipe Size
18/19	30" RCP
43/44	18" RCP
47/48	18" RCP
65/67	30" RCP
70/71/72	30" RCP
80/81	18" RCP
85/90	18" RCP



**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat and sewer system attached or incorporated by reference herein conform to the provisions of the Subdivision Control Act and the rules and regulations of the State of Tennessee. I have approved the plat and the sewer system for recording in the Office of the County Register. Date: 4-13-07  
*R. C. Alexander*  
 Secretary of Planning Commission

**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM**  
 I hereby certify that the water and sewer system attached or incorporated by reference herein conform to the provisions of the Subdivision Control Act and the rules and regulations of the State of Tennessee. I have approved the water and sewer system for recording in the Office of the County Register. Date: 4-13-07  
*R. C. Alexander*  
 Secretary of Planning Commission

**CERTIFICATE OF APPROVAL OF PUBLIC WATER OR BOND POSTING**  
 I hereby certify that the public water or bond posting attached or incorporated by reference herein conform to the provisions of the Subdivision Control Act and the rules and regulations of the State of Tennessee. I have approved the public water or bond posting for recording in the Office of the County Register. Date: 3-30-07  
*R. C. Alexander*  
 Secretary of Planning Commission

LINE	DELTA	BEARINGS	ARC	TANGENT	CHORD BEARING	CHORD
C1	0°56'45"	272°53'	33.05'	17.25'	S84°26'41"E	38.06'
C2	2°47'26"	322°57'	103.28'	65.00'	N09°25'30"W	121.44'
C3	2°49'45"	374°08'	142.85'	72.28'	N02°05'39"E	141.88'
C4	3°43'28"	221°16'	178.37'	103.41'	N10°15'54"E	177.56'
C5	8°24'22"	253°07'	374.81'	204.61'	N41°07'00"W	341.89'
C6	5°05'35"	253°07'	253.07'	151.37'	S48°11'22"W	305.71'
C7	3°37'43"	253°07'	203.37'	122.21'	S48°22'26"E	231.77'
C8	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C9	0°47'15"	303°07'	54.87'	27.75'	S28°17'06"E	54.89'
C10	0°44'27"	253°07'	53.52'	27.75'	S28°17'06"E	54.89'
C11	0°44'27"	253°07'	53.52'	27.75'	S28°17'06"E	54.89'
C12	1°05'30"	214°05'	61.37'	31.66'	N64°45'24"E	61.37'
C13	1°05'30"	214°05'	61.37'	31.66'	N64°45'24"E	61.37'
C14	1°05'30"	214°05'	61.37'	31.66'	N64°45'24"E	61.37'
C15	0°47'45"	253°07'	54.87'	27.75'	S28°17'06"E	54.89'
C16	0°47'45"	253°07'	54.87'	27.75'	S28°17'06"E	54.89'
C17	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C18	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
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C75	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C76	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C77	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C78	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C79	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C80	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C81	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C82	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C83	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C84	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C85	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
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C98	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C99	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'
C100	0°57'11"	253°07'	63.15'	39.29'	S28°47'23"W	71.98'

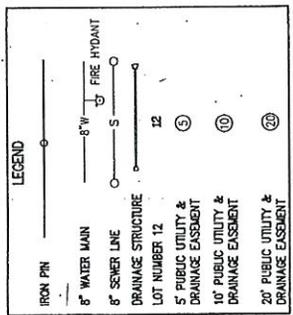
**NOTES**  
 1. The Homeowners' Association of Wade's Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Wade's Grove Subdivision Section 2 including Lot 880 & 881 on shown on this Plat.  
 2. The Developer of Wade's Grove Subdivision Section 2 shall be in accordance with the City of Spring Hill Subdivision Regulations.  
 3. SEE SPECIAL FLOOD NOTE ABOVE THE TITLE BLOCK OF THIS DRAWING. The Developer shall provide the 100 year flood elevations for Flood Insurance Map 4718DUNNREV. Revised September 23, 2008.  
 4. The Deductible Bunker located within lots 880 shall be maintained by the Wade's Grove Home Owners Association.  
 5. Percent of Open Space contained within section 2 = 45.1%

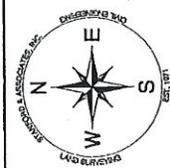
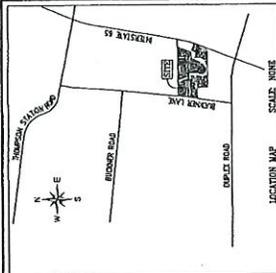
**CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES**  
 I hereby certify that the subdivision names and street names approved by the Williamson County Emergency Communication Authority are in accordance with the provisions of the Subdivision Control Act and the rules and regulations of the State of Tennessee. I have approved the subdivision names and street names for recording in the Office of the County Register. Date: 4-13-07  
*R. C. Alexander*  
 Secretary of Planning Commission

**SEWER LINES**  
 1. PER FOOT INCH (F) CONCRETE SEWER LINES SHALL BE INSTALLED ON BOTH SIDES OF EACH STREET.  
 BUILDING SETBACK REQUIREMENTS  
 Minimum Lot Size = 7,000 sq ft  
 Minimum Setback (Minimum Lot) = 5 feet  
 Minimum Spacing Between Structures = 15 feet  
 Minimum Setback From Street R/W = 20 feet  
 Minimum Front Setback for Lots 17, 18, 19 = 30 feet  
 Minimum Front Setback for Lots 20 & 21 = 30 feet  
 Minimum Rear Yard = 30 feet

**CERTIFICATE OF OWNERSHIP AND DESIGN**  
 I (we) hereby certify that I (we and the owner of the R/S) own the land shown on this plat and that I (we and the owner of the R/S) are the owner of the plat and the sewer system attached or incorporated by reference herein. I (we and the owner of the R/S) have approved the plat and the sewer system for recording in the Office of the County Register. Date: 4-13-07  
*R. C. Alexander*  
 Secretary of Planning Commission

**CERTIFICATE OF SURVEY ACCURACY**  
 I (we) hereby certify that to the best of my (our) knowledge and belief this plat and the sewer system attached or incorporated by reference herein conform to the provisions of the Subdivision Control Act and the rules and regulations of the State of Tennessee. I (we and the owner of the R/S) have approved the plat and the sewer system for recording in the Office of the County Register. Date: 12/13/2006  
*R. C. Alexander*  
 Secretary of Planning Commission





**NOTES:**

- The Engineer, Applicant, and Owner shall be responsible for the maintenance of all utilities and other services shown on this plan.
- The Engineer of Water One Substation Section One will be responsible for the maintenance of all utilities and other services shown on this plan.
- IMPORTANT NOTE:** This plan is not intended to be used as a deed or other instrument. It is intended to be used as a plan for the City of Spring Hill. The City of Spring Hill is not responsible for the maintenance of all utilities and other services shown on this plan.

**CERTIFICATE OF APPROVAL FOR ECONOMIC DEVELOPMENT**

I, the Mayor of the City of Spring Hill, Tennessee, do hereby certify that the above described property is located within the City of Spring Hill, Tennessee, and that the same is being developed for economic purposes. This certificate is given in accordance with the provisions of the City of Spring Hill Code, Chapter 10-1, Section 10-1-01.

*David L. White*  
Mayor

**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS**

I, the Mayor of the City of Spring Hill, Tennessee, do hereby certify that the above described property is located within the City of Spring Hill, Tennessee, and that the same is being developed for economic purposes. This certificate is given in accordance with the provisions of the City of Spring Hill Code, Chapter 10-1, Section 10-1-01.

*David L. White*  
Mayor

**CERTIFICATE OF OWNERSHIP AND RESIDENCE**

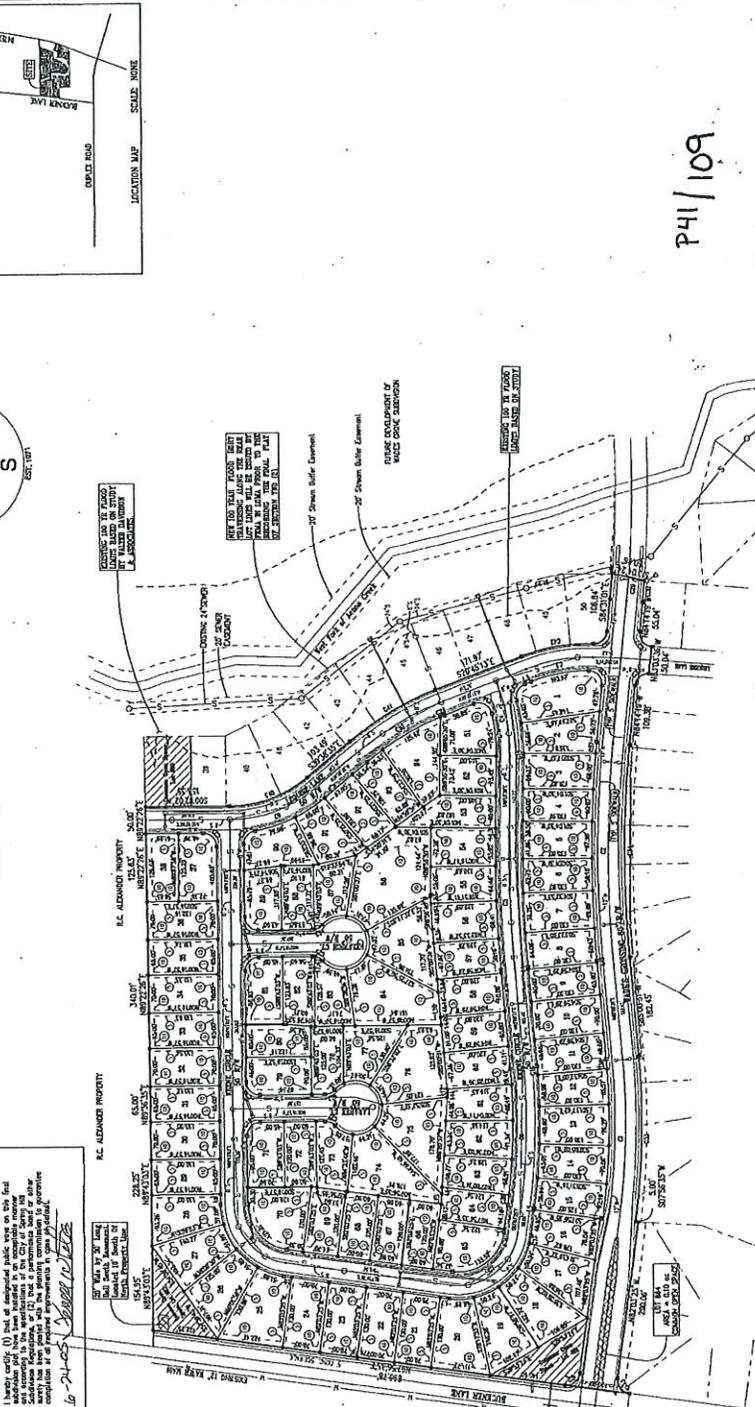
I, the Mayor of the City of Spring Hill, Tennessee, do hereby certify that the above described property is located within the City of Spring Hill, Tennessee, and that the same is being developed for economic purposes. This certificate is given in accordance with the provisions of the City of Spring Hill Code, Chapter 10-1, Section 10-1-01.

*David L. White*  
Mayor

**CERTIFICATE OF SURVEY**

I, the Mayor of the City of Spring Hill, Tennessee, do hereby certify that the above described property is located within the City of Spring Hill, Tennessee, and that the same is being developed for economic purposes. This certificate is given in accordance with the provisions of the City of Spring Hill Code, Chapter 10-1, Section 10-1-01.

*David L. White*  
Mayor



LOT NO.	ACRES	OWNER	REMARKS
1	0.12	...	...
2	0.12	...	...
3	0.12	...	...
4	0.12	...	...
5	0.12	...	...
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LOT NO.	ACRES	OWNER	REMARKS
101	0.12	...	...
102	0.12	...	...
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149	0.12	...	...
150	0.12	...	...

**WADE'S GROVE**

CITY OF SPRING HILL, TENNESSEE  
PLAT OF SECTION ONE

**LEGEND**

- 1" = 100'
- GRAPHIC SCALE
- 0 100 200 300

**DEVELOPER:** Wade's Grove, LLC  
1400 Spring Hill Road, Spring Hill, TN 37174  
Phone: 615-444-1111

**ENGINEER:** David L. White, P.E.  
1400 Spring Hill Road, Spring Hill, TN 37174  
Phone: 615-444-1111

**DATE:** 04/10/2005

**SCALE:** 1" = 100'

**PROJECT:** PLAT OF SECTION ONE, WADE'S GROVE

**NOTICE:**

1. THE CITY OF SPRING HILL, TENNESSEE, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

2. THE CITY OF SPRING HILL, TENNESSEE, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

3. THE CITY OF SPRING HILL, TENNESSEE, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**ROADWAY PIPE SCHEDULE**

LET NUMBER	PIPE SIZE	DEPTH
10/1/1	18" RCP	36"
10/1/2	18" RCP	36"
10/1/3	18" RCP	36"
10/1/4	18" RCP	36"
10/1/5	18" RCP	36"
10/1/6	18" RCP	36"
10/1/7	18" RCP	36"
10/1/8	18" RCP	36"
10/1/9	18" RCP	36"
10/1/10	18" RCP	36"
10/1/11	18" RCP	36"
10/1/12	18" RCP	36"
10/1/13	18" RCP	36"
10/1/14	18" RCP	36"
10/1/15	18" RCP	36"
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10/1/96	18" RCP	36"
10/1/97	18" RCP	36"
10/1/98	18" RCP	36"
10/1/99	18" RCP	36"
10/1/100	18" RCP	36"

**PLANNING DEPARTMENT**

1400 SPRING HILL ROAD  
SPRING HILL, TN 37174  
615-444-1111

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1400 SPRING HILL ROAD  
SPRING HILL, TN 37174  
615-444-1111

City Reps: Jerome  
Wayne  
Jim V.

**City of Spring Hill**  
Public Works Department

Project Reps: Robert Kennedy  
Phillip Pilcher  
Stan Myatt

Subdivision: **Wade's Grove** Phases: **1 & 2**

Preconstruction Meeting Date: 29 September 2004				
Procedure	Date	Results	Technician	Comments
<b>SEWER</b>				
Air Test	6-13-05	OK	B, H	
Mandrel Test	6-13-05	OK	B, H	
Vacuum Test M.H.s	6-15-05	OK	B, H	
Mark Service Lines	6-15-05	OK	O.A	
AS BUILT Drawings	8-20-05	✓	J.V.	
<b>WATER</b>				
Pressure Test	5-20-05	OK	B, H	
Bacteriological Test	5-23-05	OK	B, H	Water tie in OK
Wire Continuity	5-25-05	Pass	CK	
Locate Valve Boxes				
Stake Meter Boxes				
Fire Hydrant Grade				
<b>STREETS</b>				
Proof Roll Subgrade	5-20-05	OK	B, H	
Proof Roll Base Stone	5-21-05	OK	B, H	
Check M.H. Castings	7-28-05	J.V.		
Binder Installed				
Topping Installed				
Curb Installed				
Sidewalks Installed				
Traffic & Street Signs				
Street Lights				
<b>DRAINAGE</b>				
Structure Installation				
Erosion Control			Ben Herring	see notes
Swales Stabilized				

Performance to Maintenance Walk Through Date:  
City Acceptance (Final) Walk Through Date:

Notes: 18 Feb 05 Initial Insp - Pass JPH	30 Aug 05 - Post Rain Insp - Failed JPH
7 April 05 Pregrade Insp - Pass JPH	30 Aug 05 Re Insp Temp Repair JPH
13 April 05 Re Insp Fail JPH	
15 June 05 Re Inspect Pass JPH	
28 July 05 Phase 1 Walk Through	

# BOND INFORMATION SHEET

**Site Name:** Wade's Grove Subdivision, Section 1 & 2

<b>Type of Bond:</b>	Subdivision	Original Bond Amount:	\$12,750	<u>Type of Action Requested:</u>
<b>Bond #:</b>	S-641674-Y	<b>Current Bond Amount:</b>		Bond Renewal <input type="checkbox"/>
<b>Bond Issued:</b>	2/14/2009			Bond Reduction <input type="checkbox"/>
<b>Expiration Date:</b>	2/14/2010	25% of Original Amount:	\$3,188	Maintenance Bond <input checked="" type="checkbox"/>
		(Per Section 3-102.202 of Sub. Regs)		Bond Release <input type="checkbox"/>

**Past Actions**

Date:	Type of Action:	Amount:	Reason:
2/22/2011	Released	\$12,750.00	Walking Trails Removed, Bond was 100% for walking trails

**Required Installation**

<b>Streets</b>		
Binder Installed:	Yes	
Road Base:	Stone	
Compaction Test Submitted:	Yes	NA
Curb Installed:	Yes	
Final Topping Installed:	Yes	
Street Signs Installed:	Yes	
Street Lights Required:	Yes	
Side Walks Required:	Yes	

<b>Sewer</b>		
Sewer Line Installed:	Yes	
Sewer Line Tested:	6/15/2005	No
Pump Station Required:	Yes	
"As Built" Drawings Submitted:	Yes	
Meets City Specifications:	Yes	

<b>Storm Water Drainage System</b>		
System Installed:	Yes	No
"As Built" Drawings Submitted:	Yes	
Meets City Specifications:	Yes	

<b>Water</b>		
Water Line Installed:	Yes	
Water Line Tested:	5/23/2005	
"As Built" Drawings Submitted:	Yes	
Meets City Specifications:	Yes	

BOND INFORMATION SHEET

Site Name: Wade's Grove Subdivision, Section 1 & 2

**Miscellaneous Site Information**

Total Number of Lots: 106 Developer: John Maher Builders  
Current Number of Available Building Lots: 1 In Bankruptcy: No

Amenities: Complete:

- 1) Walking trails removed from Phase 2

**Staff Comments:**

- 1) This bond will be a one year Maintenance Bond.
- 2) Final topping completed

**Staff Recommendation:**

- 1) Establish Maintenance Bond for Phase 1 & 2 for \$18,461.00 for one year
- 2) A final inspection of Phase 1 & 2 will need to be completed before the maintenance bond is released.

Chris Brooks  
Director of Codes  
City of Spring Hill

**PROPOSAL**

**ROGERS GROUP, INC.**

2880 Waynesboro Highway  
Lawrenceburg, TN 38464  
(931) 762-8189  
Fax: (931) 762-9202

Proposal Submitted To: John Maher Builders	Job Name: Wade's Grove Section 1 & 2 Resurface
Street: 1109 Old Kedron Road	
City, State and Zip Code: Spring Hill, TN	Job Location: Spring Hill, Williamson County, Tennessee
Ph: 615-587-1980 Fax:	Proposal No.: 083112JMB
Contact: Randy Aydelotte (randy@johnmaherbuilders.com)	Job Phone:
Date of Plans:	Job Fax:

We Hereby Submit Specifications and Estimates for: Paving at above project.  
Property Location: Spring Hill, Williamson County, Tennessee.

Rogers Group, Inc. (the "Company"), offers to furnish material and/or all labor, materials and, equipment required for the performance of the herein below described work, on property owned by John Maher Builders. Unless otherwise specified herein, the price to be paid the Company in consideration thereof shall be \$ (below), payable monthly based upon percent of work complete within 15 days of invoicing.

**Description of work and, if any, special provisions:** All asphalt surface pavement in place, per City Spring Hill specifications.

**1 1/2" E mix surface asphalt in place on approximately 11,022 SY of roadway:**

- Unit price includes cleaning, and prepping road for placing asphalt.
- Unit price includes 1 1/2" E mix surface and tack coat

73,847.40

Unit price per square yard for surface asphalt: **\$6.70/SY**

**Removal and replacement of approximately 500 LF of 12" x 8" extruded curb:**

- Unit price includes saw cutting curb at tooled expansion joints.
- Unit price includes removing and hauling curb offsite.
- Unit price includes removing 1 ft of dirt behind curb, and piling to be replaced by landscapers so curb machine has room to extrude curb.
- Unit price includes machine placed 12" x 8" extruded curb with expansion joints placed per City of Spring Hill.
- Unit price excludes replacement of binder course under curb if damaged during the removal of curb.

Unit price per lineal foot for curb: \$14.00/LF

**4" B-M mix binder course patching in place on approximately 30 SY of two sections of damaged roadway:**

- Unit price includes saw cutting, and removing 2" of damaged asphalt, 2" of base stone, and hauling material offsite.
- Unit price includes hauling, and placing 4" of B-M binder in two sections of roadway.
- This unit price is also to be used if binder has to be repaired from curb removal.

Unit price per square yard for binder asphalt: \$55.00/SY

**E mix surface asphalt for scratching low areas in roadway:**

- Unit price includes tacking areas, and dragging asphalt material over low areas in roadway to level them before placement of uniform surface layer.

Unit price per ton for scratching asphalt mix: \$70.00/TN

**Raising approximately 5 manholes 1 1/2" to insure proper depth of asphalt surface:**

- Unit price includes purchasing risers for manhole.
- Unit price includes placing risers on manholes.

Unit price per manhole: \$200.00/EA

**Estimated price for work: \$86,857.40**

**Notes:**

- \*Rogers Group, Inc. will do no paving in January or February of any year.
- \*This proposal shall be made part of any contract involving Rogers Group, Inc. and the work herein described.
- \*The above pricing excludes raising, or lowering catch basins if this becomes necessary.
- \*The above pricing does not include permits, approvals by local governing authorities, bonding, testing, or anything not specifically stated above.
- \*Paving prices included in this proposal are based on this month's (current) Tennessee Department of Transportation Monthly Bituminous Price Index for liquid asphalt cement, and TDOT Special Provision 109B is in effect for this proposal. This month's (August 2012) price index is \$587.21 per ton.

NGM Insurance Company  
5101 Cox Road Suite 100  
PO Box 6419  
Glen Allen, VA 23060

Arthur J Gallagher Risk Mgmt  
PO Box 2248  
Brentwood, TN 37024

Agency Code: 41-0646

Bond Number: S-641674-Y

## Report of Execution - Renewal

<b>Principal:</b> John Maher Builders Inc 5212 Colfax Ct, Brentwood TN 37027 PO Box 681727 Franklin, TN 37068	<b>Obligee:</b> Town of Spring Hill PO Box 789 Spring Hill, TN 37174
---	---

<b>Effective:</b>	2/14/2010	<b>Type of Bond:</b>	SURETY-PERFORMANCE
<b>Expiration:</b>	2/14/2011	<b>Classification:</b>	Pp Subdivision Bond*pub
		<b>Type of Renewal:</b>	Continuous
	<b>Penalty Amount:</b>		\$12,750
	<b>Premium Amount:</b>		\$160
	<b>Commission Rate:</b>		30.00%

**Contract Description:**

Wades Grove Sec 2, 8 ft wide paved walking trail.

**Additional Principals:**

**Additional Obligees:**

**Attorney:**

**Other:**

**Remarks:**

Please mail original signed application. Copy was emailed, but original is required for our file.



## CERTIFICATE OF SATISFACTORY COMPLETION

September 18, 2012

Mr. John Maher

John Maher Builders  
P.O. Box 681727  
Franklin TN 37068

Development Name: Wades Grove

Phase or Section of Construction: Phase 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks, Street Lights, Street Signs

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved. **Note: Lot 18 is vacant with sidewalk installed.**

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Jackie Glen 1-15-13  
City of Spring Hill Utility Inspector (signature)

Printed name:

Approved By:

Jeff Foster 1-15-13  
Jeff Foster, Director of Public Works



## CERTIFICATE OF SATISFACTORY COMPLETION

September 18, 2012

Mr. John Maher

John Maher Builders  
P.O. Box 681727  
Franklin TN 37068

Development Name: Wades Grove

Phase or Section of Construction: Phase 2

Public Improvements: Sewer, Water, Storm Water, Sidewalks, Street Lights, Street Signs

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved. **Note: All lots completed.**

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Jackie Glenn 1-15-13  
City of Spring Hill Utility Inspector (signature)

Printed name:

Approved By:

Jeff Foster 1-15-13  
Jeff Foster, Director of Public Works

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 10 day of JANUARY 20 13, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and JOHN MAHER BUILDERS, INC., a PRIVATE CORPORATION having its office and place of business at 1109 OLD KEDRON RD, SPRING HILL, TN hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled WADES GROVE 1 dated 6/27/05 and prepared by LEON STANFORD and

**WHEREAS**, said plat designates certain public improvements consisting of Roads, R.O.W., sewer, water, storm drain & sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

**WHEREAS**, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

**WHEREAS**, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule A attached hereto;

**WHEREAS**, the Developer has delivered Documents of conveyance to the city for the said land and improvements as described herein;

**NOW, THEREFORE**, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

- A. The Developer herewith delivers to the City Documents of conveyance for the premises described in Schedule A attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.
- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.

E. The City by action of the Board of Mayor and Aldermen on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

JOHN MAHER BUILDERS, INC

JANUARY 10 2013  
Date

John Maher Pres.  
Developer Signature

(CORPORATE SEAL)

ATTEST: \_\_\_\_\_

FOR THE CITY OF SPRING HILL:

BY: \_\_\_\_\_  
Signature

\_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Printed Name

**SCHEDULE A**

**WADES GROVE SUBDIVISION SECTION 1**

**Wades Grove Section 1:  
Final Plat Recorded 6/27/2005  
Plat Book P41  
Page 109**

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 10 day of JANUARY 20 13, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and JOHN MAHER BUILDERS, INC., a PRIVATE CORPORATION, having its office and place of business at 1109 OLD KEDRON RD, SPRING HILL, TN hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled WADES GROVE 2 dated 4/11/07 and prepared by LEON STANFORD and

**WHEREAS**, said plat designates certain public improvements consisting of Roads, R.O.W, sewer, water, storm drain & sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

**WHEREAS**, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

**WHEREAS**, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule A attached hereto;

**WHEREAS**, the Developer has delivered Documents of conveyance to the city for the said land and improvements as described herein;

**NOW, THEREFORE**, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

- A. The Developer herewith delivers to the City Documents of conveyance for the premises described in Schedule A attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.
- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.

E. The City by action of the Board of Mayor and Aldermen on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

JOHN MAHER BUILDERS, INC

JANUARY 10 2013  
Date

Joe Maher Pres.  
Developer Signature

(CORPORATE SEAL)

ATTEST: \_\_\_\_\_

FOR THE CITY OF SPRING HILL:

BY: \_\_\_\_\_  
Signature

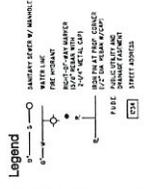
\_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Printed Name

**SCHEDULE A**

**WADES GROVE SUBDIVISION SECTION 2**

**Wades Grove Section 2:  
Final Plat Recorded 4/11/2007  
Plat Book P47  
Page 25**



**Line Data**

LINE	BEARING	DISTANCE
1	N 42° 42' 30" E	103.70'
2	N 37° 10' 0" E	63.50'
3	N 42° 42' 30" E	103.70'
4	N 37° 10' 0" E	63.50'

**Curve Data**

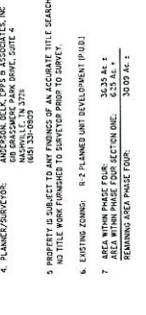
STATION	MARKER	CHORD	CHORD BEARING	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1+00.00	1	10.00	N 89° 59' 57" E	10.00	N 89° 59' 57" E	10.00
1+10.00	2	19.98	N 89° 59' 57" E	19.98	N 89° 59' 57" E	19.98
1+20.00	3	29.96	N 89° 59' 57" E	29.96	N 89° 59' 57" E	29.96
1+30.00	4	39.94	N 89° 59' 57" E	39.94	N 89° 59' 57" E	39.94
1+40.00	5	49.92	N 89° 59' 57" E	49.92	N 89° 59' 57" E	49.92
1+50.00	6	59.90	N 89° 59' 57" E	59.90	N 89° 59' 57" E	59.90
1+60.00	7	69.88	N 89° 59' 57" E	69.88	N 89° 59' 57" E	69.88
1+70.00	8	79.86	N 89° 59' 57" E	79.86	N 89° 59' 57" E	79.86
1+80.00	9	89.84	N 89° 59' 57" E	89.84	N 89° 59' 57" E	89.84
1+90.00	10	99.82	N 89° 59' 57" E	99.82	N 89° 59' 57" E	99.82
2+00.00	11	109.80	N 89° 59' 57" E	109.80	N 89° 59' 57" E	109.80
2+10.00	12	119.78	N 89° 59' 57" E	119.78	N 89° 59' 57" E	119.78
2+20.00	13	129.76	N 89° 59' 57" E	129.76	N 89° 59' 57" E	129.76
2+30.00	14	139.74	N 89° 59' 57" E	139.74	N 89° 59' 57" E	139.74
2+40.00	15	149.72	N 89° 59' 57" E	149.72	N 89° 59' 57" E	149.72
2+50.00	16	159.70	N 89° 59' 57" E	159.70	N 89° 59' 57" E	159.70
2+60.00	17	169.68	N 89° 59' 57" E	169.68	N 89° 59' 57" E	169.68
2+70.00	18	179.66	N 89° 59' 57" E	179.66	N 89° 59' 57" E	179.66
2+80.00	19	189.64	N 89° 59' 57" E	189.64	N 89° 59' 57" E	189.64
2+90.00	20	199.62	N 89° 59' 57" E	199.62	N 89° 59' 57" E	199.62
3+00.00	21	209.60	N 89° 59' 57" E	209.60	N 89° 59' 57" E	209.60
3+10.00	22	219.58	N 89° 59' 57" E	219.58	N 89° 59' 57" E	219.58
3+20.00	23	229.56	N 89° 59' 57" E	229.56	N 89° 59' 57" E	229.56
3+30.00	24	239.54	N 89° 59' 57" E	239.54	N 89° 59' 57" E	239.54
3+40.00	25	249.52	N 89° 59' 57" E	249.52	N 89° 59' 57" E	249.52
3+50.00	26	259.50	N 89° 59' 57" E	259.50	N 89° 59' 57" E	259.50
3+60.00	27	269.48	N 89° 59' 57" E	269.48	N 89° 59' 57" E	269.48
3+70.00	28	279.46	N 89° 59' 57" E	279.46	N 89° 59' 57" E	279.46
3+80.00	29	289.44	N 89° 59' 57" E	289.44	N 89° 59' 57" E	289.44
3+90.00	30	299.42	N 89° 59' 57" E	299.42	N 89° 59' 57" E	299.42
4+00.00	31	309.40	N 89° 59' 57" E	309.40	N 89° 59' 57" E	309.40

**Lot Data**

LOT	AREA	PERCENT
1	1.25	0.02
2	1.25	0.02
3	1.25	0.02
4	1.25	0.02
5	1.25	0.02
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37	1.25	0.02
38	1.25	0.02
39	1.25	0.02
40	1.25	0.02
41	1.25	0.02
42	1.25	0.02
43	1.25	0.02
44	1.25	0.02
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79	1.25	0.02
80	1.25	0.02
81	1.25	0.02
82	1.25	0.02
83	1.25	0.02
84	1.25	0.02
85	1.25	0.02
86	1.25	0.02
87	1.25	0.02
88	1.25	0.02
89	1.25	0.02
90	1.25	0.02
91	1.25	0.02
92	1.25	0.02
93	1.25	0.02
94	1.25	0.02
95	1.25	0.02
96	1.25	0.02
97	1.25	0.02
98	1.25	0.02
99	1.25	0.02
100	1.25	0.02

**Notes:**

- SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 29, MARY COUNTY, TENNESSEE
- DEED REFERENCE: MAP 44, P/O PARCEL 29, MARY COUNTY, TENNESSEE, DEED BOOK 1847, PAGE 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



**Notes:**

- THIS PROPERTY IS LOCATED IN TRACT "A" AND "B" AS SHOWN ON P.E.M. MAP NO. 47-30000-01, EFFECTIVE DATE: APRIL 16, 2007.
- ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED, DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED 1.0 INCH PER HOUR.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TEMPORARY TURN-A-ROUNDS / 20'-0" SETBACKS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.

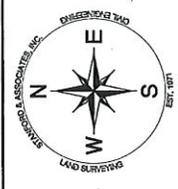
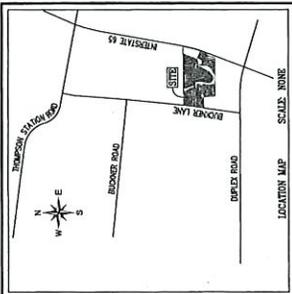
**Notes:**

- EXISTING SETBACK REQUIREMENTS: MIN. SIDE YARD: 10 FEET MIN. FRONT YARD: 10 FEET MIN. REAR YARD: 10 FEET MIN. DIST. BETWEEN BLDGS: 10 FEET
- ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED, DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED 1.0 INCH PER HOUR.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TEMPORARY TURN-A-ROUNDS / 20'-0" SETBACKS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.

**Notes:**

- EXISTING SETBACK REQUIREMENTS: MIN. SIDE YARD: 10 FEET MIN. FRONT YARD: 10 FEET MIN. REAR YARD: 10 FEET MIN. DIST. BETWEEN BLDGS: 10 FEET
- ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED, DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED 1.0 INCH PER HOUR.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TEMPORARY TURN-A-ROUNDS / 20'-0" SETBACKS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.





**NOTES:**

- The Improvement Association of Wade's Grove Subdivision shall be responsible for the maintenance of the drainage system (including the drainage & retention structure) in Wade's Grove Subdivision. The Association shall be responsible for the maintenance of the drainage system in accordance with the requirements of the City of Memphis. The Association shall be responsible for the maintenance of the drainage system in accordance with the requirements of the City of Memphis.
- The Association shall be responsible for the maintenance of the drainage system in accordance with the requirements of the City of Memphis.
- The Association shall be responsible for the maintenance of the drainage system in accordance with the requirements of the City of Memphis.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown herein has been prepared in accordance with the requirements of the City of Memphis and the requirements of the State of Tennessee. I hereby certify that the subdivision plat shown herein has been prepared in accordance with the requirements of the City of Memphis and the requirements of the State of Tennessee.

*David L. Jones*  
Secretary of Planning Commission

**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM**

I hereby certify that the water and sewer system outlined on this plat is in accordance with the requirements of the City of Memphis and the requirements of the State of Tennessee. I hereby certify that the water and sewer system outlined on this plat is in accordance with the requirements of the City of Memphis and the requirements of the State of Tennessee.

*John M. Jones*  
City Engineer

**CERTIFICATE OF OWNERSHIP AND REDUCTION**

I hereby certify that I am the owner of the land shown on this plat and that I have reduced the same to the requirements of the City of Memphis and the requirements of the State of Tennessee. I hereby certify that I am the owner of the land shown on this plat and that I have reduced the same to the requirements of the City of Memphis and the requirements of the State of Tennessee.

*John M. Jones*  
Owner

**CERTIFICATE OF SURVEY ACCURACY**

I hereby certify that the survey shown on this plat is in accordance with the requirements of the City of Memphis and the requirements of the State of Tennessee. I hereby certify that the survey shown on this plat is in accordance with the requirements of the City of Memphis and the requirements of the State of Tennessee.

*John M. Jones*  
Surveyor

**WADE'S GROVE**

CITY OF MEMPHIS, TENNESSEE  
PLAT NO. 109

**WADE'S GROVE**

DATE: 04/14/2005  
SCALE: 1" = 100'  
PART OF PROPERTY MAP NO. 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



LOT	AREA	OWNER	REMARKS
1	0.10	...	...
2	0.10	...	...
3	0.10	...	...
4	0.10	...	...
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76	0.10	...	...
77	0.10	...	...
78	0.10	...	...
79	0.10	...	...
80	0.10	...	...
81	0.10	...	...
82	0.10	...	...
83	0.10	...	...
84	0.10	...	...
85	0.10	...	...
86	0.10	...	...
87	0.10	...	...
88	0.10	...	...
89	0.10	...	...
90	0.10	...	...
91	0.10	...	...
92	0.10	...	...
93	0.10	...	...
94	0.10	...	...
95	0.10	...	...
96	0.10	...	...
97	0.10	...	...
98	0.10	...	...
99	0.10	...	...
100	0.10	...	...

- REQUIREMENTS**
1. THE FOOTING OF CONCRETE STRUCTURES SHALL BE INSTALLED ON BOTH SIDES OF EACH STREET.
  2. THE STRUCTURES WILL BE LOCATED 1.5' BACK OF CURB ON THE SIDE OF THE ROAD.
  3. THE FOOTING SHALL BE INSTALLED WITHIN THE 10' BACK SIDE OF PROPERTY LINE WITHIN THE 10' BACK SIDE OF CURB ON THE SIDE OF THE ROAD.
  4. ALL ROADS CONSTRUCTED ON LOTS 1-30 SHALL BE 10' BACK FROM THE CITY OF MEMPHIS BOUNDARY.
  5. THE 10' BACK FROM THE CITY OF MEMPHIS BOUNDARY SHALL BE 10' BACK FROM THE CITY OF MEMPHIS BOUNDARY.

**DRAINAGE PIPER CHART**

LOT NUMBER	PIPE SIZE	DEPTH
1-10	18" RCP	30"
11-20	18" RCP	30"
21-30	18" RCP	30"
31-40	18" RCP	30"
41-50	18" RCP	30"
51-60	18" RCP	30"
61-70	18" RCP	30"
71-80	18" RCP	30"
81-90	18" RCP	30"
91-100	18" RCP	30"

**BUILDING SETBACK REQUIREMENTS**

Minimum Lot Size: 2,000 sq. ft.  
Minimum Side Setback (Adjacent Lot): 5 feet  
Minimum Front Setback (Adjacent Lot): 20 feet  
Minimum Front Setback for Lots 1-30: 10 feet  
Minimum Front Setback for Lots 31-100: 25 feet

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND SUBDIVISION AND STREET NAMES APPROVED BY THE MEMPHIS COUNTY EMERGENCY COMMUNICATIONS DEPARTMENT**

*John M. Jones*  
City Engineer

**CERTIFICATE OF APPROVAL OF PUBLIC WORKS ON THIS PLAT**

I hereby certify that the public works shown on this plat are in accordance with the requirements of the City of Memphis and the requirements of the State of Tennessee. I hereby certify that the public works shown on this plat are in accordance with the requirements of the City of Memphis and the requirements of the State of Tennessee.

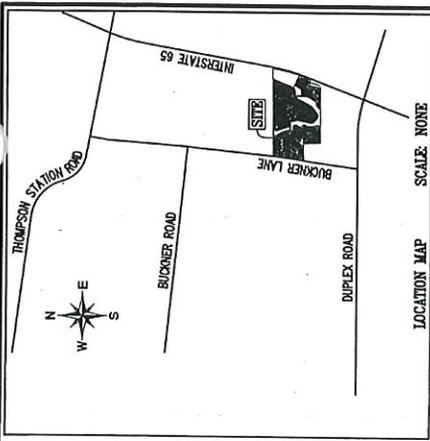
*John M. Jones*  
City Engineer

**LEGEND**

- CONCRETE MOUND
- SEWER LINE
- DRAINAGE STRUCTURE
- LOT NUMBER 12
- PROPERTY LINE
- 10' PUBLIC UTILITY & DRAINAGE EASEMENT
- 20' PUBLIC UTILITY & DRAINAGE EASEMENT

64721205 - 0110 PM  
05028578

PLAT BOOK: 191  
PAGE: 119



LOT NO.	MINIMUM GROUND ELEV. ON LOT	MINIMUM FLOOR ELEVATION	100 YEAR FEMA FLOOD ELEVATION
38	712.5	714.5	710.5
40	712.3	714.3	710.2
41	712.2	714.2	710.0
42	712.1	714.1	709.8
43	711.8	713.8	709.5
44	711.6	713.6	709.1
46	711.5	713.5	708.8
47	711.3	713.3	708.7
48	711.2	713.2	708.6
49	711.0	713.0	708.3
50	710.8	712.8	708.1

**FLOOD NOTE**  
 1. FLOOD ELEVATIONS ARE FROM REVISION FEMA FIRM PROVIDED BY WALTER DAVIDSON ON 11/29/2006  
 2. COPY OF MAP AVAILABLE IN THE WILLAMSON CO. PLANNING DEPT. VIEWED ON 12/14/2006. FIRM NUMBER S&S 446. MAP NUMBER 4718703545F, REVISED SEPTEMBER 29, 2006.

CURRENT ZONING: R-2 (PUD)

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION  
 STATE OF TENNESSEE, WILLAMSON COUNTY  
**WADE'S GROVE**  
 FINAL PLAT OF SECTION TWO

TOTAL ACRES = 5.19 ac  
 NEW BUILDING LOTS = 12  
 MILES NEW ROADS = 0  
 ACRES NEW ROADS = 0

OWNER/DEVELOPER:  
 John Wade Builders, Inc.  
 401 S. Main Street  
 Franklin, TN 37068-1727  
 Ph: 615-488-1981

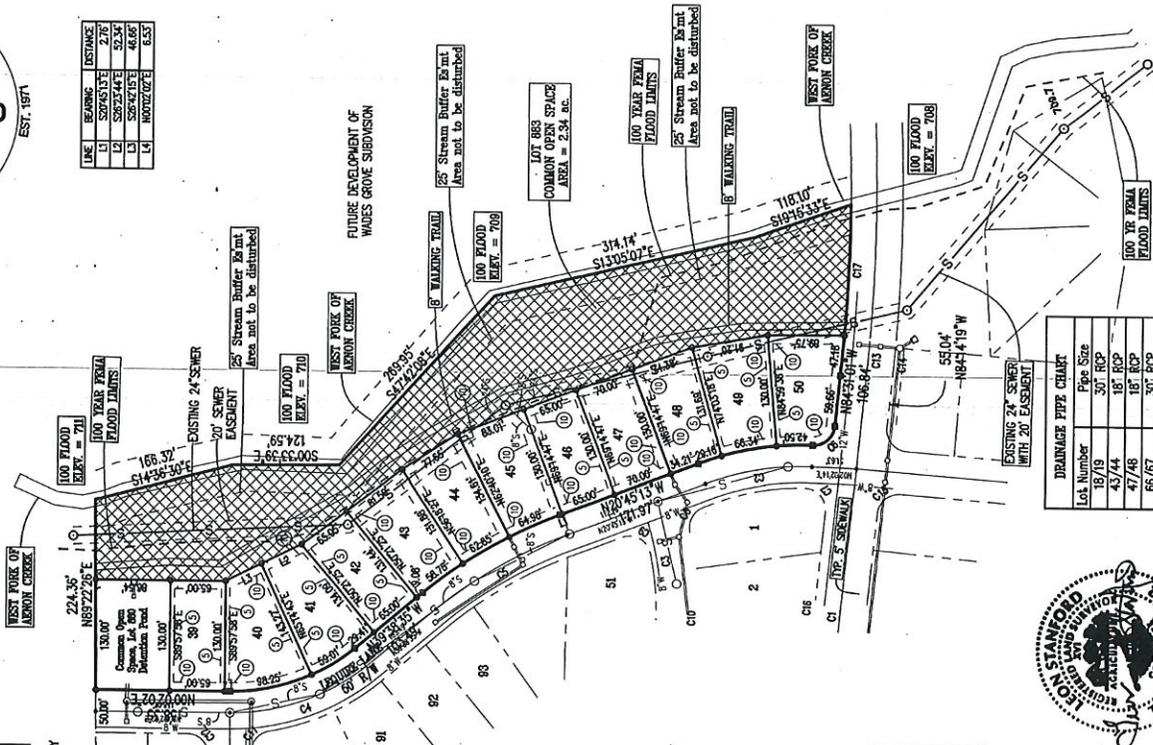
CITY DISTRICT: 3rd  
 SURVEYOR: Standard & Assoc., Inc.  
 410 McLamore Avenue  
 Spring Hill, TN 37174  
 Ph: 651-488-2441

DATE: 12/13/2006  
 SCALE: 1" = 100'  
 CLOSURE: 1/70,000  
 PROPERTY MAP 50, PARCEL 5.03; DEED BK R153, PG 681

GRAPHIC SCALE: 1" = 100'  
 0 100 200 300



LINE	BEARING	DISTANCE
L1	S09°45'13"E	2.76
L2	S89°25'44"E	32.34
L3	S89°42'15"E	46.06
L4	N02°02'02"E	0.33



**DRAINAGE FITZ CHART**

Lot Number	Price Size
18/19	30' RCP
43/44	18' RCP
47/48	18' RCP
65/67	30' RCP
70/71/72	30' RCP
80/81	18' RCP
87/90	18' RCP



**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown herein has been found to comply with the City of Spring Hill Subdivision Ordinance and that the plat is correct and true and that the same has been approved for recording in the Office of the County Registrar.  
 Date: 12-13-2006  
 Secretary of Planning Commission

**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM**  
 I hereby certify that the Water and Sewer system outlined or indicated on the preliminary plat subdivision plat entitled 'Wade's Grove Subdivision Section Two' has been installed in accordance with the City of Spring Hill Subdivision Ordinance and that the same is correct and true and that the same has been approved for recording in the Office of the County Registrar.  
 Date: 12-13-2006  
 Secretary of Planning Commission

**CERTIFICATE OF OWNERSHIP AND REDUCTION**  
 I (we) hereby certify that I am (we are) the owner (s) of the property described herein as shown on the preliminary plat subdivision plat entitled 'Wade's Grove Subdivision Section Two' and that the same is correct and true and that the same has been approved for recording in the Office of the County Registrar.  
 Date: 12-13-2006  
 Owner: John Wade Builders, Inc.

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR ROAD POSTING**  
 I hereby certify that the public ways or road posting indicated on the preliminary plat subdivision plat entitled 'Wade's Grove Subdivision Section Two' has been installed in accordance with the City of Spring Hill Subdivision Ordinance and that the same is correct and true and that the same has been approved for recording in the Office of the County Registrar.  
 Date: 12-13-2006  
 Secretary of Planning Commission

**CERTIFICATE OF SURVEY ACCURACY**  
 I (we) hereby certify that to the best of my (our) knowledge and belief, the survey shown herein is a true and correct survey of the land shown and that the same is correct and true and that the same has been approved for recording in the Office of the County Registrar.  
 Date: 12/13/2006  
 Registered Land Surveyor

LINE	BETA	ROUNDS	ARC	TANGENT	CHORD	BEARING	CHORD
C1	075°45'	272513	3306	S84°42'41"	3306		
C2	075°45'	32250	7826	S50°0'	107244		
C3	270°00'	32250	7826	N09°57'59"	107244		
C4	36°00'00"	262101	17457	S60°05'	107244		
C5	183°22'	54405	17457	N00°15'28"	17126		
C6	87°14'22"	23401	3745	N41°07'08"	3418		
C7	87°08'36"	23401	4151	S46°11'28"	3637		
C8	03°14'31"	25007	4315	S22°0'	58722		
C9	08°51'11"	25007	4315	S22°0'	58722		
C10	07°13'15"	39989	5497	S27°0'	58722		
C11	89°44'27"	25007	3323	S25°0'	58722		
C12	89°44'27"	25007	3323	S25°0'	58722		
C13	89°44'27"	25007	3323	S25°0'	58722		
C14	101°35'	224408	3324	S05°0'	107244		
C15	86°44'15"	25007	3326	S24°0'	58722		
C16	03°33'55"	215317	2105	S13°0'	107244		
C17	49°32'	214406	15374	S76°0'	107244		
C18	075°45'	272513	3306	N09°57'59"	107244		
C19	075°45'	32250	7826	S50°0'	107244		
C20	270°00'	32250	7826	N09°57'59"	107244		
C21	36°00'00"	262101	17457	S60°05'	107244		
C22	183°22'	54405	17457	N00°15'28"	17126		
C23	87°14'22"	23401	3745	N41°07'08"	3418		
C24	87°08'36"	23401	4151	S46°11'28"	3637		
C25	03°14'31"	25007	4315	S22°0'	58722		
C26	08°51'11"	25007	4315	S22°0'	58722		
C27	07°13'15"	39989	5497	S27°0'	58722		
C28	89°44'27"	25007	3323	S25°0'	58722		
C29	89°44'27"	25007	3323	S25°0'	58722		
C30	89°44'27"	25007	3323	S25°0'	58722		
C31	101°35'	224408	3324	S05°0'	107244		
C32	86°44'15"	25007	3326	S24°0'	58722		
C33	03°33'55"	215317	2105	S13°0'	107244		
C34	49°32'	214406	15374	S76°0'	107244		
C35	075°45'	272513	3306	N09°57'59"	107244		
C36	075°45'	32250	7826	S50°0'	107244		
C37	270°00'	32250	7826	N09°57'59"	107244		
C38	36°00'00"	262101	17457	S60°05'	107244		
C39	183°22'	54405	17457	N00°15'28"	17126		
C40	87°14'22"	23401	3745	N41°07'08"	3418		
C41	87°08'36"	23401	4151	S46°11'28"	3637		
C42	03°14'31"	25007	4315	S22°0'	58722		
C43	08°51'11"	25007	4315	S22°0'	58722		
C44	07°13'15"	39989	5497	S27°0'	58722		
C45	89°44'27"	25007	3323	S25°0'	58722		
C46	89°44'27"	25007	3323	S25°0'	58722		
C47	89°44'27"	25007	3323	S25°0'	58722		
C48	101°35'	224408	3324	S05°0'	107244		
C49	86°44'15"	25007	3326	S24°0'	58722		
C50	03°33'55"	215317	2105	S13°0'	107244		
C51	49°32'	214406	15374	S76°0'	107244		
C52	075°45'	272513	3306	N09°57'59"	107244		
C53	075°45'	32250	7826	S50°0'	107244		
C54	270°00'	32250	7826	N09°57'59"	107244		
C55	36°00'00"	262101	17457	S60°05'	107244		
C56	183°22'	54405	17457	N00°15'28"	17126		
C57	87°14'22"	23401	3745	N41°07'08"	3418		
C58	87°08'36"	23401	4151	S46°11'28"	3637		
C59	03°14'31"	25007	4315	S22°0'	58722		
C60	08°51'11"	25007	4315	S22°0'	58722		
C61	07°13'15"	39989	5497	S27°0'	58722		
C62	89°44'27"	25007	3323	S25°0'	58722		
C63	89°44'27"	25007	3323	S25°0'	58722		
C64	89°44'27"	25007	3323	S25°0'	58722		
C65	101°35'	224408	3324	S05°0'	107244		
C66	86°44'15"	25007	3326	S24°0'	58722		
C67	03°33'55"	215317	2105	S13°0'	107244		
C68	49°32'	214406	15374	S76°0'	107244		
C69	075°45'	272513	3306	N09°57'59"	107244		
C70	075°45'	32250	7826	S50°0'	107244		
C71	270°00'	32250	7826	N09°57'59"	107244		
C72	36°00'00"	262101	17457	S60°05'	107244		
C73	183°22'	54405	17457	N00°15'28"	17126		
C74	87°14'22"	23401	3745	N41°07'08"	3418		
C75	87°08'36"	23401	4151	S46°11'28"	3637		
C76	03°14'31"	25007	4315	S22°0'	58722		
C77	08°51'11"	25007	4315	S22°0'	58722		
C78	07°13'15"	39989	5497	S27°0'	58722		
C79	89°44'27"	25007	3323	S25°0'	58722		
C80	89°44'27"	25007	3323	S25°0'	58722		
C81	89°44'27"	25007	3323	S25°0'	58722		
C82	101°35'	224408	3324	S05°0'	107244		
C83	86°44'15"	25007	3326	S24°0'	58722		
C84	03°33'55"	215317	2105	S13°0'	107244		
C85	49°32'	214406	15374	S76°0'	107244		
C86	075°45'	272513	3306	N09°57'59"	107244		
C87	075°45'	32250	7826	S50°0'	107244		
C88	270°00'	32250	7826	N09°57'59"	107244		
C89	36°00'00"	262101	17457	S60°05'	107244		
C90	183°22'	54405	17457	N00°15'28"	17126		
C91	87°14'22"	23401	3745	N41°07'08"	3418		
C92	87°08'36"	23401	4151	S46°11'28"	3637		
C93	03°14'31"	25007	4315	S22°0'	58722		
C94	08°51'11"	25007	4315	S22°0'	58722		
C95	07°13'15"	39989	5497	S27°0'	58722		
C96	89°44'27"	25007	3323	S25°0'	58722		
C97	89°44'27"	25007	3323	S25°0'	58722		
C98	89°44'27"	25007	3323	S25°0'	58722		
C99	101°35'	224408	3324	S05°0'	107244		
C100	86°44'15"	25007	3326	S24°0'	58722		
C101	03°33'55"	215317	2105	S13°0'	107244		
C102	49°32'	214406	15374	S76°0'	107244		
C103	075°45'	272513	3306	N09°57'59"	107244		
C104	075°45'	32250	7826	S50°0'	107244		
C105	270°00'	32250	7826	N09°57'59"	107244		
C106	36°00'00"	262101	17457	S60°05'	107244		
C107	183°22'	54405	17457	N00°15'28"	17126		
C108	87°14'22"	23401	3745	N41°07'08"	3418		
C109	87°08'36"	23401	4151	S46°11'28"	3637		
C110	03°14'31"	25007	4315	S22°0'	58722		
C111	08°51'11"	25007	4315	S22°0'	58722		
C112	07°13'15"	39989	5497	S27°0'	58722		
C113	89°44'27"	25007	3323	S25°0'	58722		
C114	89°44'27"	25007	3323	S25°0'	58722		
C115	89°44'27"	25007	3323	S25°0'	58722		
C116	101°35'	224408	3324	S05°0'	107244		
C117	86°44'15"	25007	3326	S24°0'	58722		
C118	03°33'55"	215317	2105	S13°0'	107244		
C119	49°32'	214406	15374	S76°0'	107244		
C120	075°45'	272513	3306	N09°57'59"	107244		
C121	075°45'	32250	7826	S50°0'	107244		
C122	270°00'	32250	7826	N09°57'59"	107244		
C123	36°00'00"	262101	17457	S60°05'	107244		
C124	183°22'	54405	17457	N00°15'28"	17126		
C125	87°14'22"	23401	3745	N41°07'08"	3418		
C126	87°08'36"	23401	4151	S46°11'28"	3637		
C127	03°14'31"	25007	4315	S22°0'	58722		
C128	08°51'11"	25007	4315	S22°0'	58722		
C129	07°13'15"	39989	5497	S27°0'	58722		
C130	89°44'27"	25007	3323	S25°0'	58722		
C131	89°44'27"	25007	3323	S25°0'	58722		
C132	89°44'27"	25007	3323	S25°0'	58		