

RESOLUTION 21-61

**A RESOLUTION TO AMEND RESOLUTION 18-180 FOR TRANSFER OF PROPERTY
BETWEEN THE CITY OF SPRING HILL AND OLE SOUTH PROPERTIES –
MEADOWBROOK SOUTH FOR PARK LAND**

WHEREAS, the City of Spring Hill has a developer agreement in place by Resolution 18-180 between the City and Ole South Properties for transfer of property located within Meadowbrook South (now known as Brandon Woods) for park land; and

WHEREAS, Resolution 18-180 identified “Tract B” containing 46 +/- acres as the real estate that would be transferred by Quitclaim Deed to the City; and

WHEREAS, Resolution 18-180 sets forth that improvements, such as a walking trail, playground equipment, grills, benches and pavilions, were to be installed on Tract B by the developer prior to the transfer of property; and

WHEREAS, the intent was for a walking trail only to be installed by the developer on Tract B; and

WHEREAS, the walking trail will be installed prior to the City taking ownership of the real estate of Tract B.

NOW, THEREFORE BE IT RESOLVED, the City of Spring Hill Board of Mayor and Aldermen approves:

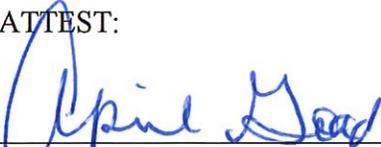
1. The amendment of Resolution 18-180 for transfer of property between the City of Spring Hill and Ole South Properties for park land (Tract B) to remove the condition of installation of certain improvements (playground equipment, grills, benches, pavilions) by the developer prior to the transfer of real estate.
2. The installation of a walking trail only on Tract B by the developer prior to the transfer of real estate.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 19th day of April, 2021.



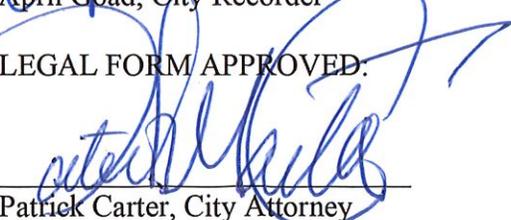
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

RESOLUTION 18-180

**A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT
FOR TRANSFER OF PROPERTY BETWEEN CITY AND OLD SOUTH –
MEADOWBROOK SOUTH FOR PARK LAND**

WHEREAS, the City of Spring Hill (the “City”) desires to accept a donation of the real property from Ole South – Meadowbrook South, LLC (hereinafter referred to “Meadowbrook South”), consisting of approximately 46 +/- acres as illustrated in Exhibit 1B – Tract B attached herein; and

WHEREAS, Meadowbrook South as illustrated in Exhibit 2 attached hereto is a Planned Unit Development containing approximately 254 acres within which 208 acres will be developed into 684 single-family residential lots, approved as amended by the Board of Mayor and Aldermen by Ordinance 18-14 on June 18, 2018; and

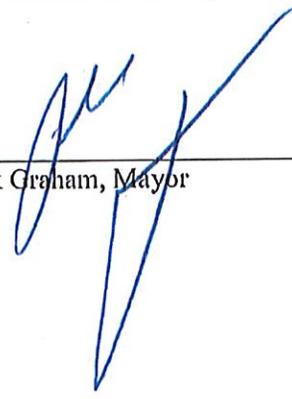
WHEREAS, Meadowbrook South is committed to conveying certain real estate illustrated as Tract B (see Exhibit 1B – Tract B) containing approximately 46 +/- acres, said transfer is contemplated to take place in phases and the Quitclaim Deed shall be completed and delivered at the time of the Use and Occupancy permit for one half of the lots contained in Meadowbrook South PUD or seven (7) years from the date of recordation of the Agreement for Transfer of Property and Declaration of Restrictions, Covenants, Conditions and Easements (hereinafter referred to as “Agreement”) attached herein as Exhibit 1; and

WHEREAS, the phasing for the lots is shown on the Master Development Plan as approved by both the Planning Commission and the Board of Mayor and Aldermen and the specific improvements to be provided by the developer are as illustrated in Exhibit 3 attached herein; and

WHEREAS, the public good demands the City’s acceptance of the subject property based upon the terms as referenced in Agreement.

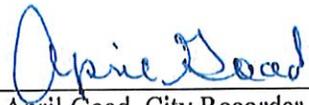
NOW, THEREFORE, BE IT RESOLVED, that the Board of Mayor and Aldermen authorize the Mayor to execute the Agreement attached herein as Exhibit 1 along with associated exhibits referenced as Exhibit 1B and Exhibits 2 and 3, that sets forth the improvements to be provided by the developer and the terms and conditions by which the subject property shall be transferred from Ole South – Meadowbrook South LLC, to the City of Spring Hill, Tennessee during the development of Meadowbrook South PUD.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill,
Tennessee, on the 15th day of October, 2018.



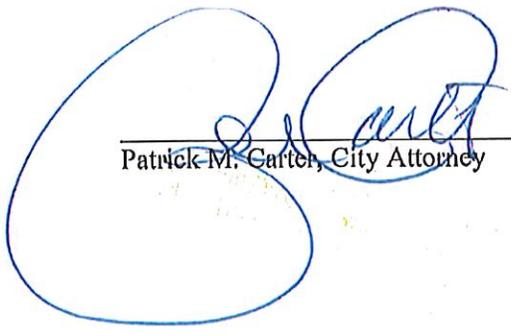
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick M. Carter, City Attorney

**AGREEMENT FOR TRANSFER OF PROPERTY
AND
DECLARATION OF RESTRICTIONS,
COVENANTS, CONDITIONS AND EASEMENTS**

THIS AGREEMENT FOR TRANSFER OF PROPERTY AND DECLARATION OF RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS (this "Agreement") is made this ___ day of ___, 2018, by and between Ole South – Meadowbrook South (hereinafter referred to as "Meadowbrook South") and the CITY OF SPRING HILL, Tennessee (the "City").

RECITALS

WHEREAS, Meadowbrook South is the owner of certain real estate located in Spring Hill, Tennessee, containing 254 acres of property. Said property identified as Maury County Tax Map 044 Parcels 28.00, 28.05, 28.09, and 31.00 (hereinafter referred to as "Tract A"); and said property being the subject of a second and final reading of Ordinance 18-14 (PUD amendment) on June 18, 2018; and

WHEREAS, attached as **Exhibit 1** to this document reflects the following: 1A(hereinafter Tract A) the total site of 254 acres, 1B(hereinafter Tract B) Tract B to be conveyed to the City of Spring Hill, and 1C(hereinafter Tract C), the part of Tract A which is approximate development land area; and

WHEREAS part of Meadowbrook South's property is identified as Tract B and whereas Meadowbrook South is willing to convey by Quitclaim Deed to the City of Spring Hill the property described in Exhibit 1B – Tract B; and

WHEREAS, there is a benefit to Meadowbrook South as well as to the City of Spring Hill in confirming the rights and obligations of Meadowbrook South and the City of Spring Hill for all appropriate uses that are to be conducted on Tract B; and

WHEREAS, Meadowbrook South is committed to conveying certain real estate described as Tract B, said transfer is contemplated to take place in phases and the Quitclaim Deed shall be completed and delivered at the time of the Use and Occupancy Permit for one half of the lots in the PUD or 7 years from the date of the recordation of this document, whichever is later; and

WHEREAS, the phasing for the lots is as shown on the Master Development Plan as approved by both the Planning Commission and the Board of Mayor and Alderman, see attached Exhibit 2. The specific improvements to be provided by the developer are also identified on the Master Development Plan (Exhibit 3) these improvements have also been approved by the Planning Commission and Board of Mayor and Alderman; and

WHEREAS, Meadowbrook South intends to improve Tract A and retain certain rights to Tract B; and

WHEREAS, the City agrees to enter into this Agreement and grant Meadowbrook South

all easement rights granted hereunder and is willing to encumber Tract B with the restrictions, covenants, and conditions and agreements set forth in this document; and

WHEREAS, Meadowbrook South desires to enter into this Agreement to confirm their respective rights and obligations with respect to Tract A and Tract B.

NOW THEREFORE, in consideration of the premises, the parties hereby agree as follows:

• **Definitions.** In addition to any terms whose definitions are fixed and defined elsewhere in this Agreement, each of the following terms, when used herein with an initial capital letter, shall have the following meaning:

• **Activity Areas.** "Activity Areas" shall mean the areas identified on the Master Plan.

• **Activity Equipment.** "Activity Equipment" shall mean the Activity Equipment located within the Activity Areas and identified on the Master Plan.

• **Greenway.** "Greenway" shall mean the area identified as Greenway on the Plans and Specifications as an extension of the City of Spring Hill Parks and Greenway Plan. This area shall be identified and controlled by the Master Plan.

• **Improvements.** "Improvements" shall mean collectively the Activity Areas, Activity Equipment identified on the Master Plan, Greenway and all other improvements located or constructed from time to time on Tract B.

• **Land.** "Land" shall mean Tract A.

• **Occupant.** "Occupant" or "Occupants" shall mean any Person from time to time lawfully entitled to the use and occupancy of any portion of Tract A or Tract B.

• **Owner.** "Owner" means the record owner of fee simple title to all or any part of Tract A or Tract B.

• **Permittees.** "Permittees" shall mean Meadowbrook South, City, their officers, directors, employees, agents, partners, contractors, customers, visitors, invitees, licensees, lessees, tenants, subtenants, and concessionaires, their successors and assigns and any other Persons authorized hereunder or otherwise by Meadowbrook South or City, their successors and assigns, to be on Tract A or Tract B.

• **Person.** "Person" or "Persons" shall mean individuals, partnerships, associations, trusts, corporations and any other form of business entity, or one or more of them, as the context may require.

• **Plans and Specifications.** "Plans and Specifications" shall be as identified on the Master Plan mean the plan for this property.

- Site Development Plan. "Site Development Plan" shall have the meaning set forth in Section 3.

- Easements.

The exact location of these easements will be determined with a final site development plan.

- Access. Meadowbrook South, and its respective Permittees shall have a perpetual and non-exclusive easement, license, right and privilege of pedestrian passage and use for ingress and egress to and from Tract A and Tract B on, over and across the Access Easement.

- Storm Water Discharge. City grants Meadowbrook South a permanent easement and right to storm water runoff from Tract A through and over Tract B as required for the development of Tract A and as set out in the final site development plan.

- Sanitary Sewer. City grants Meadowbrook South the right to connect and tie into the sanitary sewer located on Tract B and grants Meadowbrook South a permanent easement to make such connection and tie into the sanitary sewer.

- Temporary Construction Easement. The City hereby grants to Meadowbrook South a temporary construction easement over and across Tract B for the purpose of constructing the Activity Equipment, Activity Areas and Greenway in accordance with the Plan and Specifications, the Site Development Plan, installation of storm water drainage, sanitary sewer, modification of utilities and storm water discharge to comply with approved modifications of the Plan and Specifications, Site Development Plan, and ordinance and regulation requirements.

- Construction. Meadowbrook South shall construct the Greenway, Activity Areas, and Activity Equipment, at its sole cost and expense, in accordance with the Plans and Specifications, the Site Development Plan and the City's ordinances and regulations. The Site Development Plan shall mean that certain plan showing the easements, and improvements to be made to Tract B.

- Maintenance and Repair. The Improvements located on Tract B shall be maintained by the City, at City's sole cost and expense, in a safe, clean, sightly, good and functional condition and state of repair, and in compliance with all applicable laws.

1. Use of Tract B. Tract B shall only be used for the Purposes as reflected in the Master Plan and the City agrees that Tract B shall remain an open green space and that no improvements shall be placed on Tract B except for the Improvements placed or constructed on Tract B by Meadowbrook South, and as agreed upon as stated later in this paragraph below. Examples of amenities shown are shown as Exhibit 3. The City shall not permit any conduct, activity or condition which may endanger, disturb or otherwise interfere with Tract A, including, without limitation, light sources, except those necessary to illuminate the Greenway or any other condition which may constitute a nuisance for the public or the Owner of Tract A. The City and Developer will agree that future restrictions and amenities will be reasonably agreed upon

and that they will take into account support for such items such as a fitness station, park benches, frisbee golf, and general prohibition about offensive lighting and activities after dark.

- **Indemnification.** The Owner of Tract B agrees to indemnify, defend and hold harmless Meadowbrook South from and against all losses, liabilities, damages, costs and expenses (including attorneys' fees) resulting from claims by third parties for injuries to any person and damage to property occurring in or about Tract B arising from the use or occupancy of Tract B.

- **Miscellaneous.**

- **Easements, Restrictions, Covenants and Conditions Running with the Land.** Except as expressly set forth herein to the contrary, the easements, restrictions, covenants and conditions imposed on Tract B pursuant to the terms and provisions hereof shall be binding upon all present and future Owners, users and Occupants of Tract B and shall inure to the benefit of Meadowbrook South, Occupants, and Owners of Tract A and their grantees, successors and assigns. Such restrictions and covenants shall run with and bind Tract B and remain in effect perpetually.

- **Remedies.** In addition to any and all other rights and remedies to which it may be entitled hereunder, at law or in equity, in the event of a breach or attempted breach of any of the restrictions or covenants set forth in this Agreement on the part of any owner, user or Occupant of all or any part of Tract B or any improvements from time to time located thereon, Meadowbrook South shall be entitled to the remedy of specific performance and injunctive relief in connection therewith. Any breach hereunder on the part of any owner, user or Occupant of Tract B would cause immediate and irreparable harm and damage to Meadowbrook South and Tract A for which the remedy of monetary damages would be insufficient, inadequate and incomplete and impossible to quantify accurately.

- **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Tennessee.

- **Severability.** Invalidation of any one of the provisions of this Agreement by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

- **Amendments.** This Agreement may not be amended in whole or in part except by the written consent of Meadowbrook South and the Owner of Tract B, which written agreement shall be deemed effective only when recorded in the Register's Office of Maury County, Tennessee.

- **Captions and Capitalized Terms.** The captions preceding the text of each section are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of the Agreement. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside of this Agreement.

- Non-Waiver. The failure of any-party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that party may have hereunder or at law or equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions.

- Attorney's Fee. If any legal action, suit or proceeding is commenced between the parties regarding their respective rights and obligations under this Agreement, the prevailing party shall be entitled to recover, in addition to damages or other relief, costs and expenses, attorneys' fees and court costs (including, without limitation, expert witness fees). As used herein, the term "prevailing party" shall mean the party which obtains the principal relief it has sought, whether by compromise, settlement or judgment. If the party which commenced or instituted the action, suit or proceeding shall dismiss or discontinue it without the concurrence of the other party, such other party shall be deemed the prevailing party.

UNLIMITED ACCESS

Notwithstanding any other provisions in this Agreement it is agreed that Meadowbrook South shall have unlimited access to Tract B for all necessary access for sewer, drainage, and removal of topsoil, and that there shall be no installation of equipment of any sort as described in the plans and specifications until the same has been agreed upon between Meadowbrook South and the City of Spring Hill.

- Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original and all of which when taken together shall constitute one and the same instrument.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Agreement as of the date first set forth above.

CITY OF SPRING HILL, TENNESSEE:

By:	
Name:	Rick Graham
Title:	Mayor

STATE OF TENNESSEE

COUNTY OF Tennessee

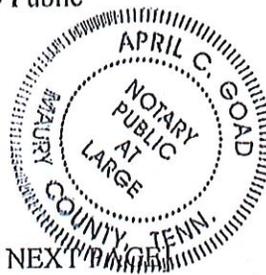
Before me, APRIL C. GOAD, a Notary Public in and for the State and County aforesaid, personally appeared RICK GRAHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor of the City of Spring Hill the within named bargainer, a City official, and that he as such authorized, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Mayor by himself as such Rick Graham.

WITNESS my hand and seal at office, on this the 15th day of October, 2018

April C. Goad
Notary Public

My Commission Expires:

June 28, 2020



[SIGNATURES CONTINUES ON NEXT PAGE]

MEADOWBROOK SOUTH AT
SPRINGHILL, LLC:

By:	<u>Jan Bann</u>
Name:	<u>Jason Beavers</u>
Title:	<u>Vice - President</u>

STATE OF TENNESSEE

COUNTY OF Murray

Before me, APRIL GOAD, a Notary Public in and for the State and County aforesaid, personally appeared Jason Beavers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of _____ the _____ within named bargainor, a _____, and that he as such _____, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by himself as such _____.

WITNESS my hand and seal at office, on this the 16th day of January, 2019.

April C. Goad
Notary Public

June 28, 2020
My Commission Expires:

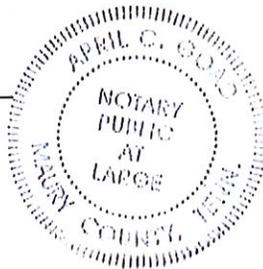
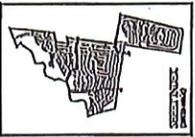
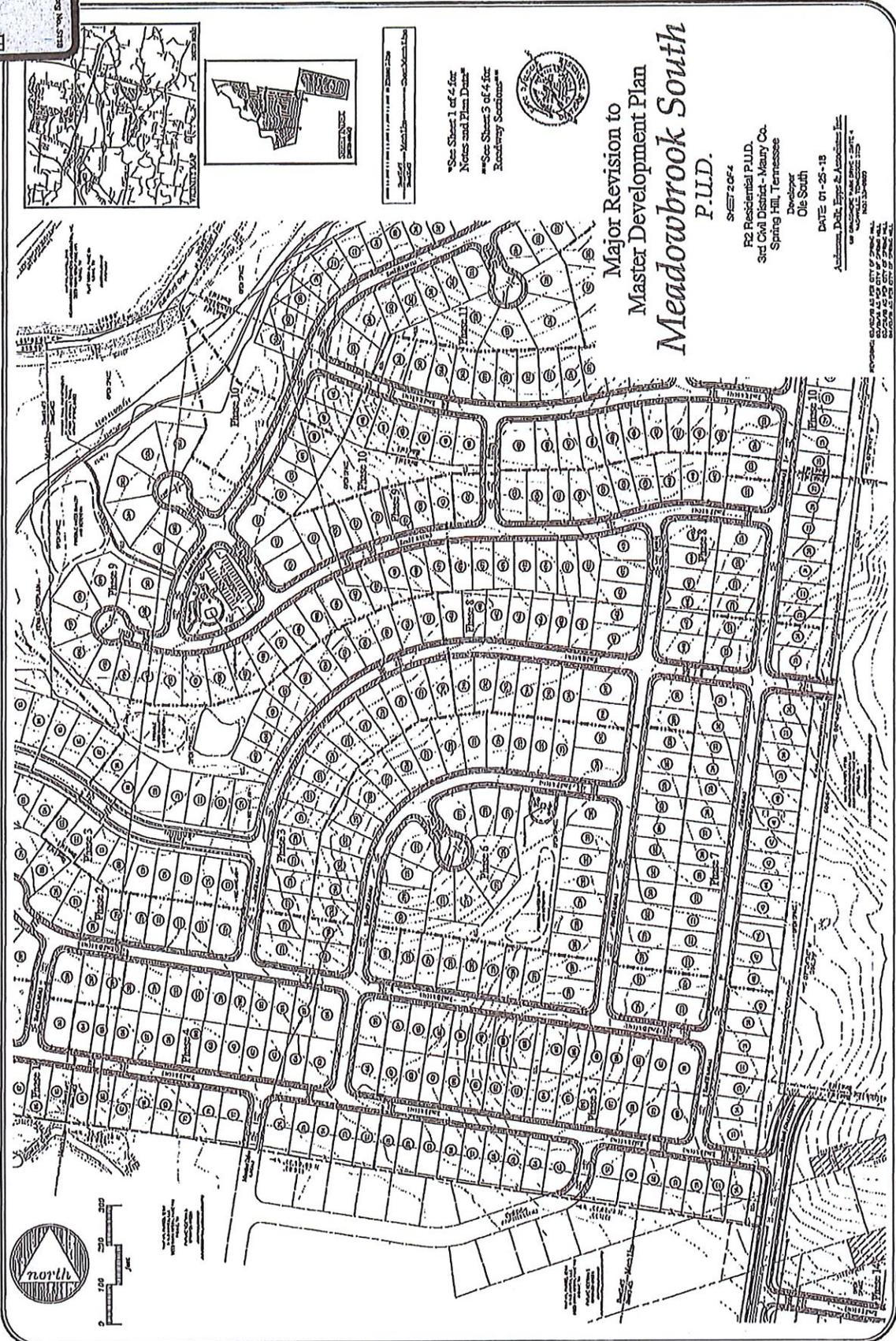


EXHIBIT 2



Scale: 1" = 100' (Horizontal)
1" = 20' (Vertical)

*See Sheet 1 of 4 for Notes and Plan Data
**See Sheet 5 of 4 for Boundary Description



Major Revision to Master Development Plan Meadowbrook South P.L.D.

SHEET 2 OF 4
R2 Residential P.L.D.
3rd Civil District - Maury Co.
Spring Hill, Tennessee

Developer
Ole South

DATE: 01-25-18

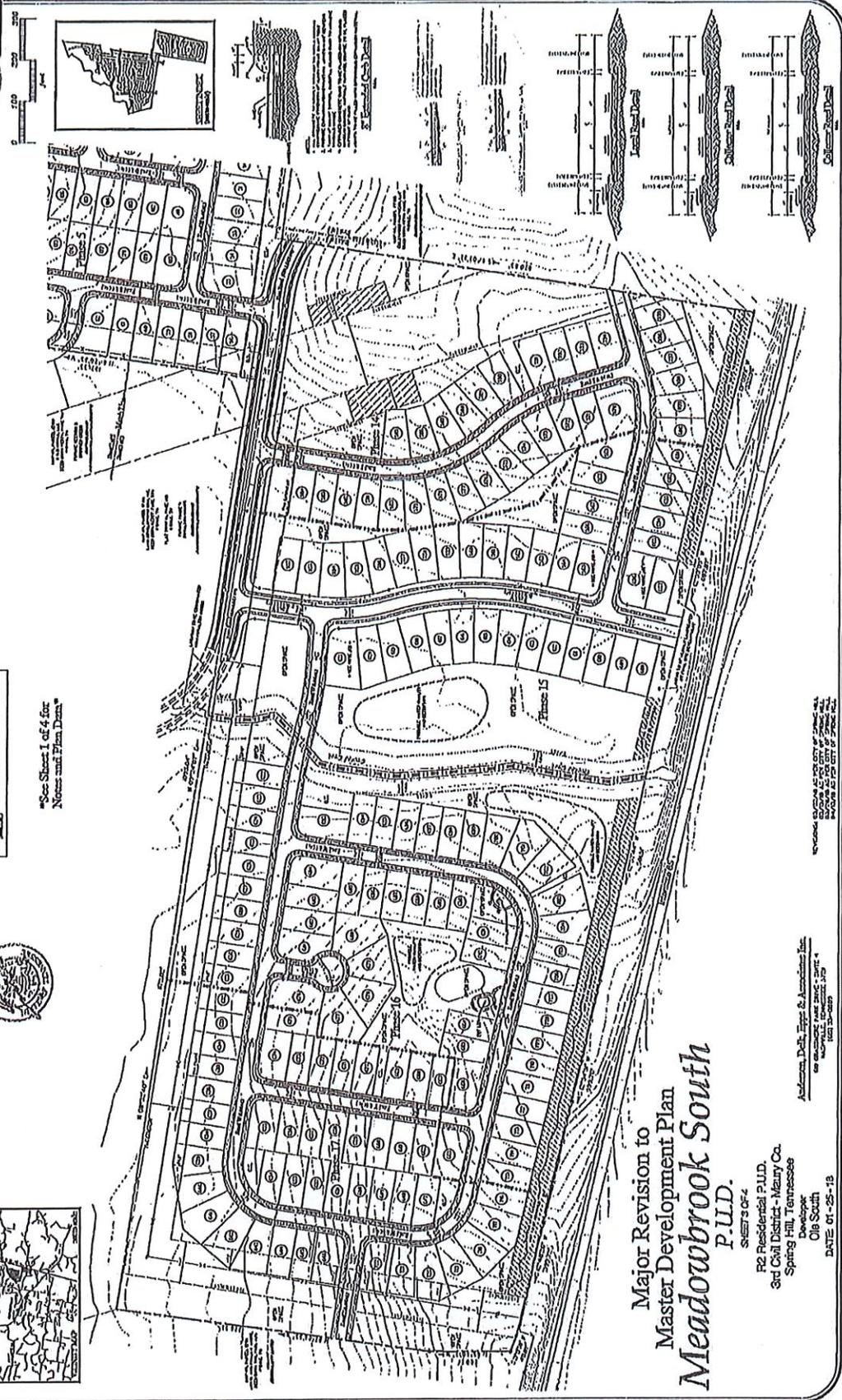
Architect: Dick, Egger & Associates, Inc.
1000 N. W. 10th Street, Suite 100
Fort Lauderdale, Florida 33309
Tel: 954-575-1100

PROPOSED LOTS ARE PER CITY OF MEMPHIS
ZONING AS R2 OF CITY OF MEMPHIS
ZONING ORDINANCE CHAPTER 17-1
SECTION 17-1-010

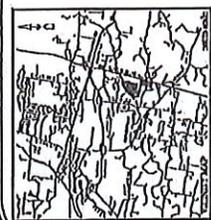


0 100 200
Feet

EXHIBIT 2
 ST. LOUIS, MISSOURI



*See Sheet 1 of 4 for
 Notes and Plan Data*



Major Revision to
 Master Development Plan
Meadowbrook South
 P.U.D.

SHEETS OF 4
 R2 Residential P.U.D.
 3rd Civil District - Henry Co.
 Spring Hill, Tennessee
 Developer
 C/O South
 DATE 01-25-18

Anderson, Deak, Taylor & Associates, Inc.
 1000 W. Main Street, Suite 200
 Nashville, TN 37203

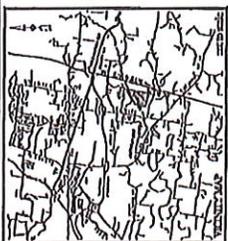
ENCLOSURE IS COPY OF SET OF PLANS AND
 RECORDS AS SUBMITTED TO THE CITY OF
 NASHVILLE, TENNESSEE, FOR REVIEW AND
 RECORD AS SET BY THE CITY OF NASHVILLE, TN



Major Revision to Master Development Plan Meadowbrook South P.U.D.

SHEET 4 OF 4
R2 Residential P.U.D.
3rd Civil District - Meany Co.
Spring Hill, Tennessee

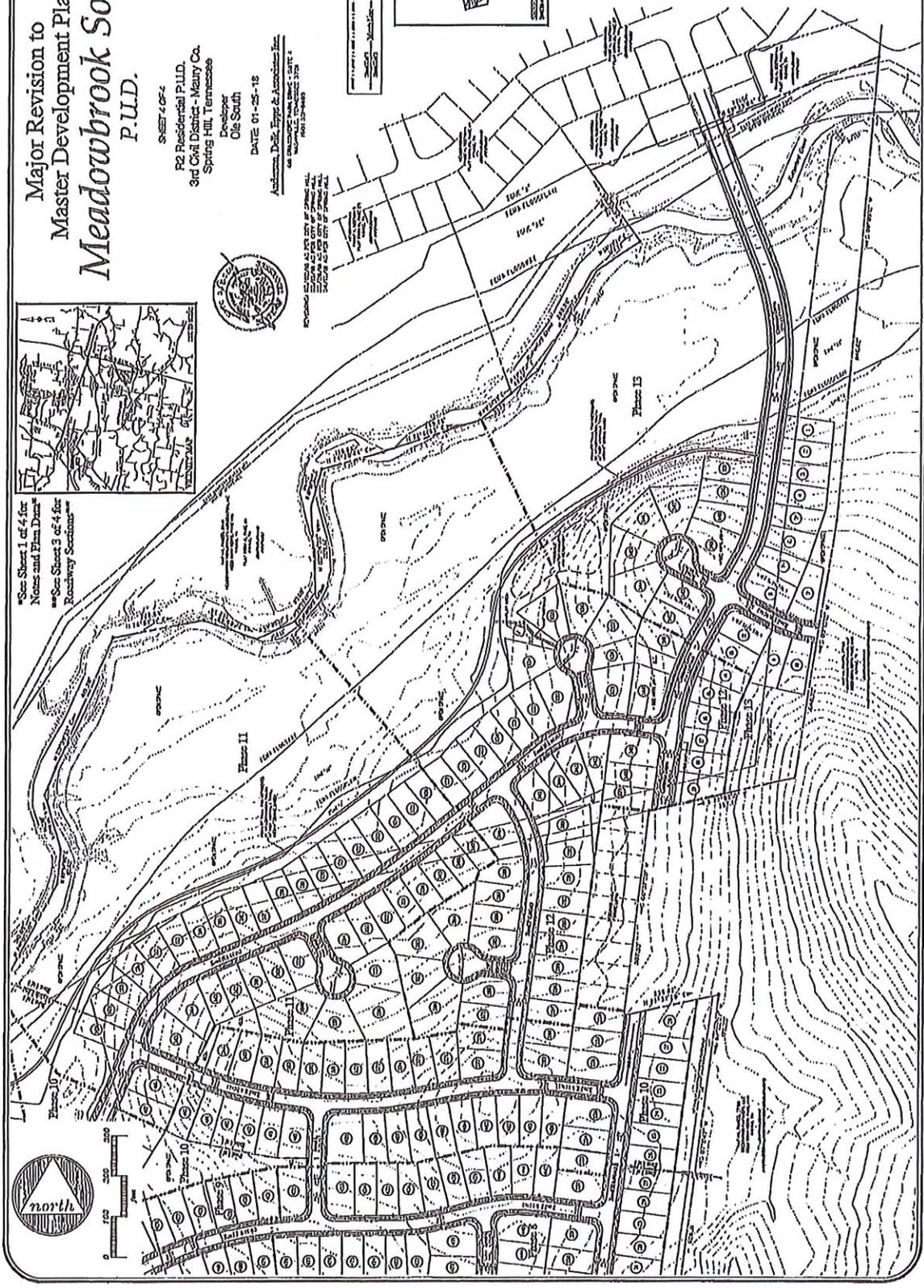
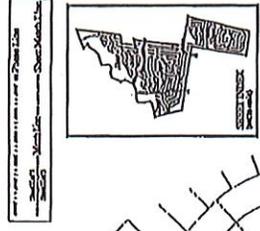
Developer
Ole South
DATE 01-25-18
Author: Don Epps & Associates, Inc.
10000 Highway 100, Suite 100
Spring Hill, TN 37074
Phone: 336-9489



*See Sheet 1 of 4 for
Names and Plan Data
*See Sheet 3 of 4 for
Boundary Documents

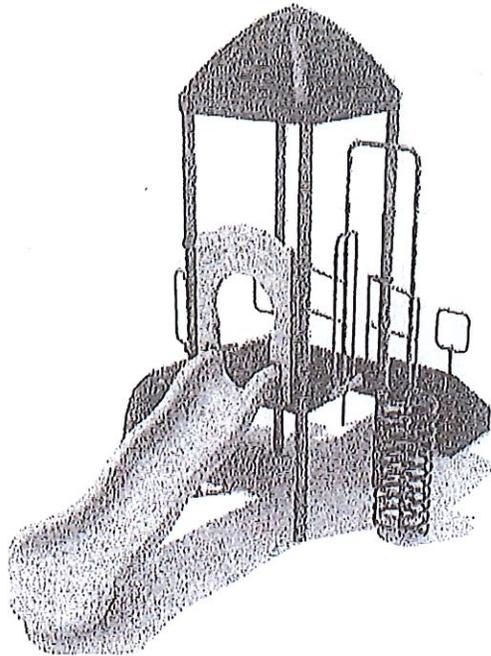


THIS PLAN IS THE PROPERTY OF DON EPPS & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF DON EPPS & ASSOCIATES, INC. IS STRICTLY PROHIBITED.



Port Liberty \$4,466.00

EXAMPLE



Click on image for zoom

Product Flyer (PDF)

Find a Local Rep

Product Specifications

Price: \$4,466.00

Model Number: PKP001

Age Range: 2-12 years

Child Capacity: 12-14

Fall Height: 3'

Post Diameter: 3.5-Inch

Safety Zone: 19' 7" x 25' 8"

ADA Accessibility

Elevated: 3 components

<http://www.playgroundequipment.com/port-liberty/>



Village Greens \$6,656.00

Example



Click on Image for zoom

Product Flyer (PDF)

Find a Local Rep

Product Specifications

Price: \$6,656.00

Model Number: PKP005

Age Range: 2-12 years

Child Capacity: 18-21

Fall Height: 4'

Post Diameter: 3.6-Inch

Safety Zone: 27' x 27' 1"

ADA Accessibility

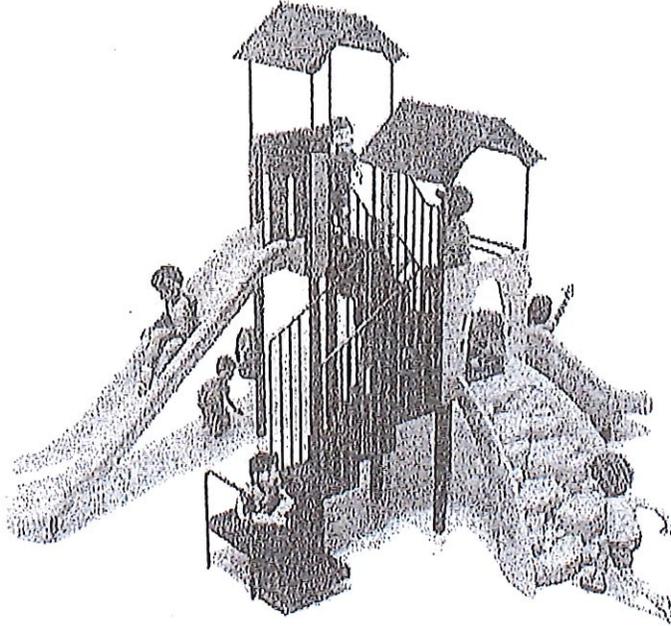
Elevated: 4 components

<http://www.playgroundequipment.com/village-greens/>



PlaySimple Sigma \$9,281.00

Examples



Click on image for zoom

Model: Surface Mount

[Product Flyer \(PDF\)](#)

[Find a Local Rep](#)

Product Specifications

Price: \$9,281.00

Model Number: PSD-1103

Age Range: 5-12 years

Safety Zone: 25' 3" x 30' 6"

Unit Size: 13' 3" x 18' 6"

Share:

<http://www.playgroundequipment.com/playsimple-sigma/>



[Home](#) >> [Picnic Tables](#) >> [ADA Picnic Tables](#) >> [Picnic Table - Classic Style \(Better\)](#)

Picnic Table - Classic Style (Better)

EXAMPLES

Plastic Coated Tops with Powder Coated Legs

#9 Expanded Metal - Portable Mount - Rectangular



Model 11TA-022PM



Item Weight: 238 lbs.

Price Per Item	
1 - 4	\$716.95
5 - 9	\$702.95
10 or more	\$692.95

Quantity (1 or more):

Your Price (per item): \$716.95

Selected Options:

<u>Seats:</u>	End Aligned Seats	\$0.00
<u>Size:</u>	8 Ft Long	\$0.00
<u>Frame Color:</u>	Black	\$0.00
<u>Plastic Coating Color:</u>	Green	\$0.00
Per Item Price With Upcharges:		\$716.95

Colors and Options

Seats:

- Centered Seats
- End Aligned Seats

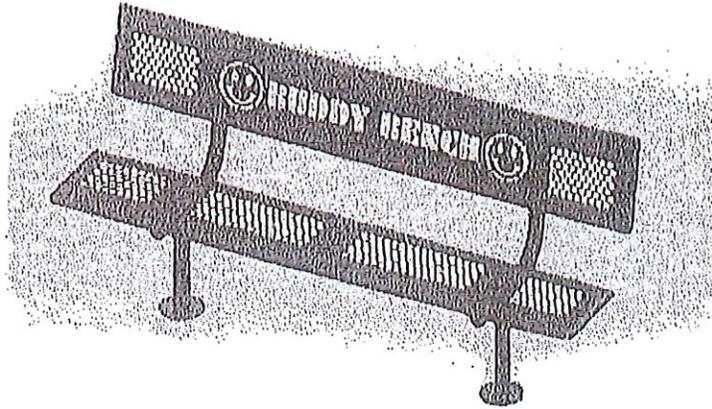
https://www.parknpool.com/product/194_508/Picnic%20Table%20-%20Classic%20Style..



Home >> Park Benches >> Childrens Benches >> Standard Perforated 6 Ft. Park "Buddy Bench"

6 Foot Buddy Bench with All Smiles Logo

EXAMPLE



Model 11BE-170SM

Add to Cart

Item Weight: 155 lbs.
 Ship Weight: 149 lbs.

Price Per Item	
1 - 4	\$490.95
5 - 9	\$481.95
10 or more	\$474.95

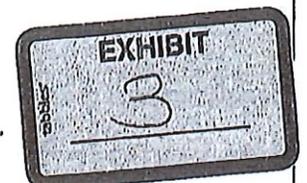
Quantity (1 or more):

Your Price (per item): \$490.95

Selected Options:

Frame Color:	Green	\$0.00
Textured Polyethylene:	Green	\$0.00
Per Item Price With Upcharges:		\$490.95

Colors and Options

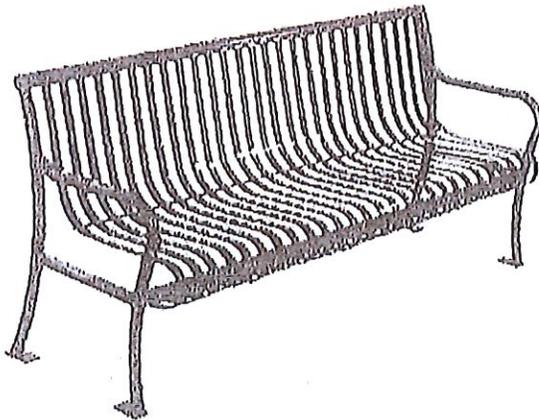


[Home](#) >> [Park Benches](#) >> [Metal Park Benches](#) >> [Steel Strap Park Bench](#)

Aspen Bench

6' Long, 2 Legs, 140 lbs.

EXAMPLE



Model 18BE-002

Add to Cart

Price Per Item	
1 - 4	\$858.95
5 - 9	\$798.95
10 or more	\$780.95

Quantity (1 or more):

Your Price (per Item): **\$858.95**

Selected Options:

Steel Color:	Black	\$0.00
Per Item Price With Upcharges:		\$858.95

Colors and Options

https://www.parknpool.com/product/292_1650/Steel%20Strap%20Park%20Bench



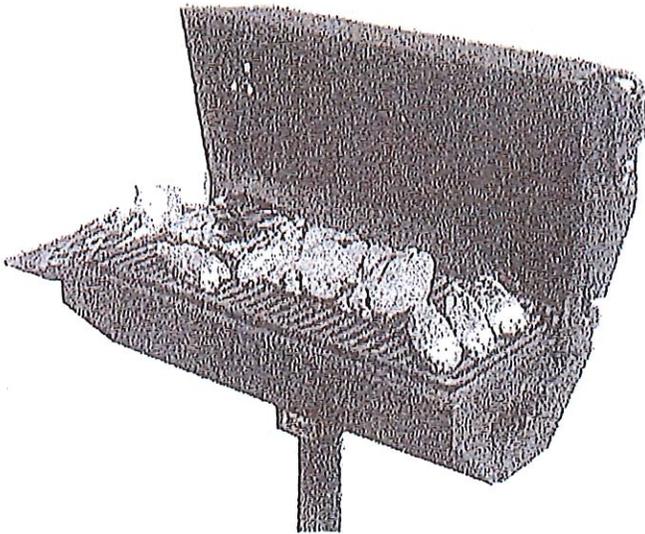
500 Sq. In. Cooking Area

[Home](#) >> [Top Level](#) >> [Park Grills & Fire Rings](#) >> [Grills](#) >> Conestoga Covered Charcoal Grill

Covered Charcoal Grill

500 Sq. In. Cooking Area, Utility Shelf Included, (Castor Base Sold Separately), Non-Toxic, Heat And Rust Resistant Black Enamel Finish, 188 Lbs.

EXAMPLE



Model 12GR-00022

Add to Cart

Item Weight: 188 lbs.

Price Per Item

1 - 4	\$685.95
5 - 9	\$670.95
10 or more	\$660.95

Quantity (1 or more):

Your Price (per item): \$685.95

Colors and Options

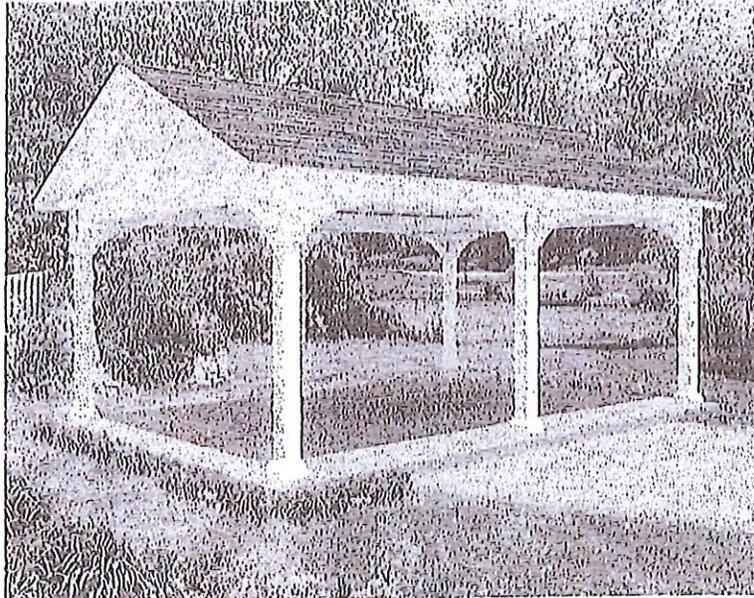
https://www.parknpool.com/product/67_774/Conestoga%20Covered%20Charcoal%20Grill



View Larger

Page 1 of 1

EXAMPLE



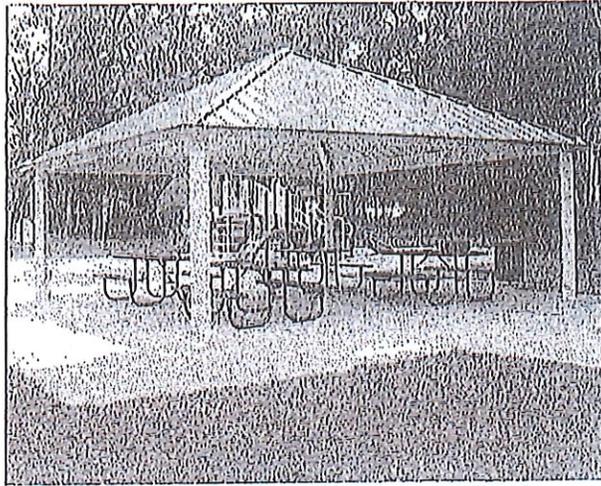
Have questions about this feature? Call 1-888-805-7806 Mon-Fri 9AM-7PM | Sat: 10AM-3PM EST

[Print](#) [Close](#)

<http://www.gazebocreations.com/WizardViewLarger.aspx?ProductID=15290&PONString>



EXAMPLE



24' x 24' All Steel Single Roof Forestview Square Pavilion, 12' x 12' Tables, 12' x 12' Benches

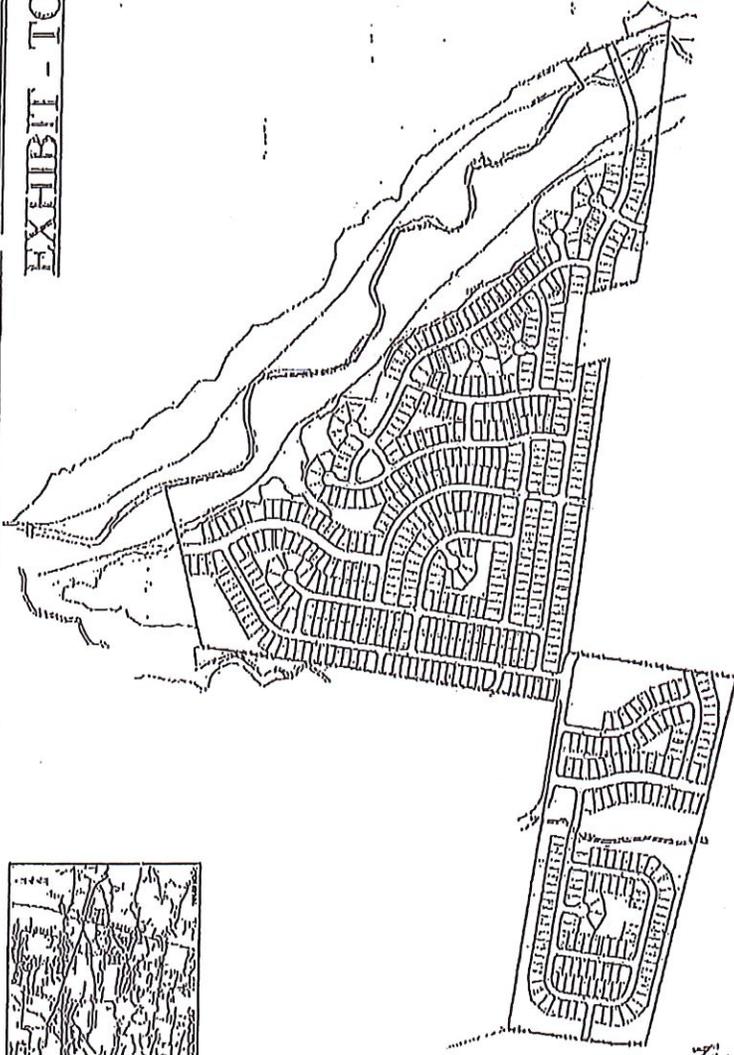


[Print](#) [Close](#)

Have questions about this feature? Call 1-800-865-3006 Mon-Fri 9AM-5PM EST 10AM-3PM CST



EXHIBIT - TOTAL SITE



Major Revision to
Master Development Plan
Meadowbrook South
P.U.D.

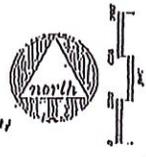
FOR RECORDS FILED.
3rd Civil District - Montgomery Co.
Spring Hill, Tennessee

Deed Book
JUL 2008

DATE 07-21-08

BY: *[Signature]*
PLANNING COMMISSION

Total Site Area = 254± Acres

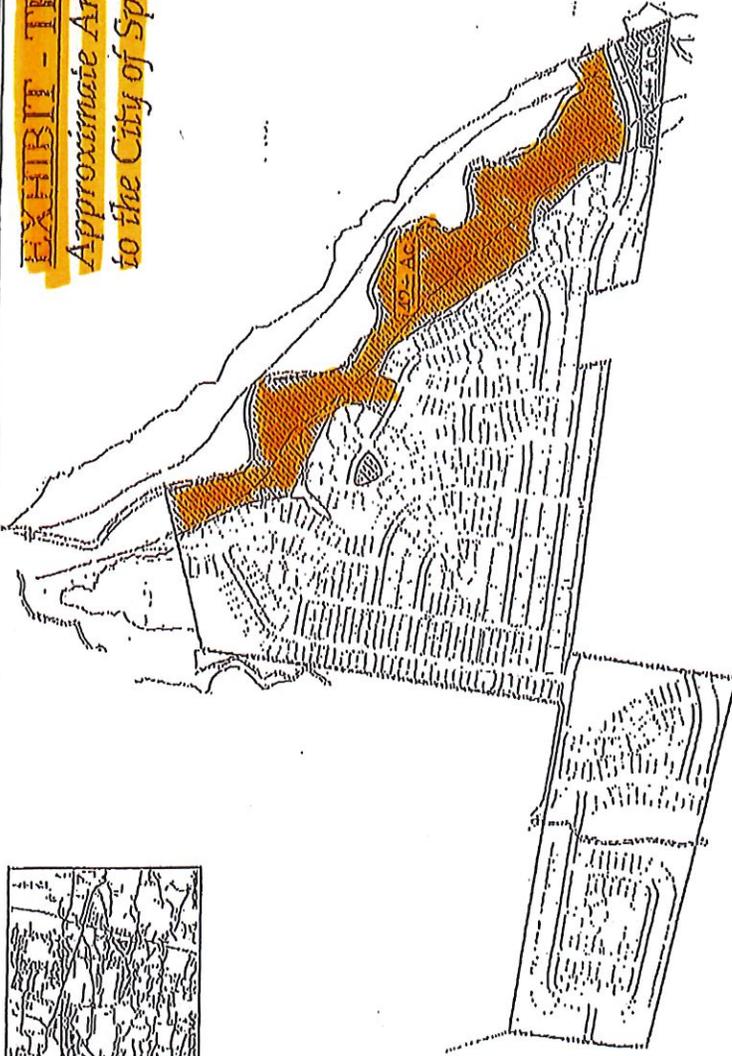


1A

EXHIBIT 1A

EXHIBIT - TRACT "B"

**Approximate Areas to be Dedicated
to the City of Spring Hill**



Approximate Area to be Dedicated to the City of Spring Hill
Total Approximate Area = 46 ± Acres

Major Revision to
Master Development Plan
Meadowbrook South
P.U.D.

Re Residential P.U.D.
Sed Cell Plowfield-Money Co.
Spring Hill, Tennessee
Developer
City South
DATE: 07-27-83

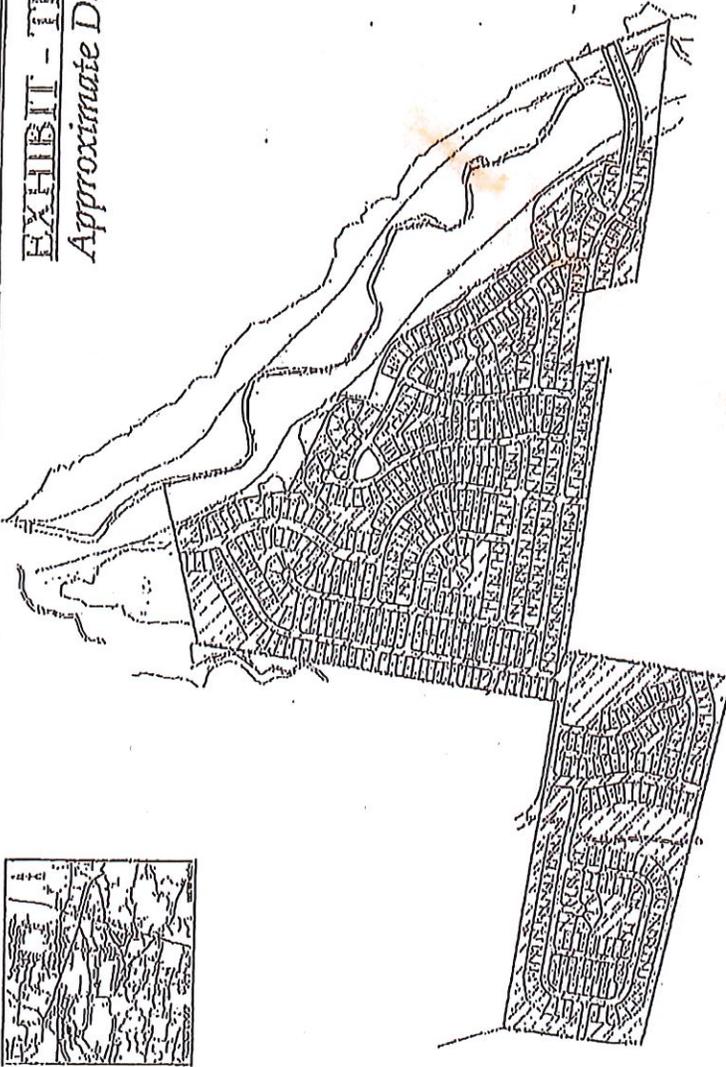
Address: 1000 Spring Hill Road
Spring Hill, Tennessee 37074
Phone: (615) 261-1111

18

TRACT "B"

EXHIBIT 18

EXHIBIT - TRACT "A"
Approximate Development Land Area



 = Approximate Development Land Area
= Total Approximate Area = 208± Acres



Major Revision to
Master Development Plan
Meadowbrook South
P.U.D.

FOR RECORDS P.U.D.
Said Civil Engineer & Surveyor Co.
Selling 1/21/75, 1/21/75
Dated 1/21/75
Dated 1/21/75

Approved: 
Professional Engineer
No. 12345
State of New York

10

May 75

EXHIBIT 10

