

RESOLUTION 14-99

A RESOLUTION TO APPROVE THE ACCEPTANCE OF SEWER, WATER AND STORM DRAIN LINES SHOWN ON THE EXISTING PLATS FOR VILLA'S AT MEADOWBROOK PHASE 3 SECTION 1, 2, 2A, 3 & 4

WHEREAS, Cornerstone Land Company has 5 (Five) recorded Final Plats for the Villa's at Meadowbrook Phase 3 Sections 1, 2, 2A, 3, & 4 in Maury County Plat Book , P18 Page 20 , P18 Page 89, P18 Page 73, P19 Page 101 and P18 Page 297

WHEREAS, said Plat show Sewer Lines, Water Lines and Storm Drain Lines with easements proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the installation and design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Acceptance of the Sewer, Water and Storm Drain Lines be accepted and the same become a part of the Public Utility System of the City of Spring Hill; and

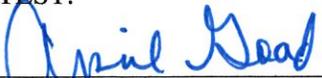
NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill that the Acceptance of the Sewer, Water and Storm Drain Lines in Villa's at Meadowbrook Phase 3 Section 1, 2, 2A,3 & 4 as shown on the recorded plats is hereby approved.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 18th day of August, 2014.



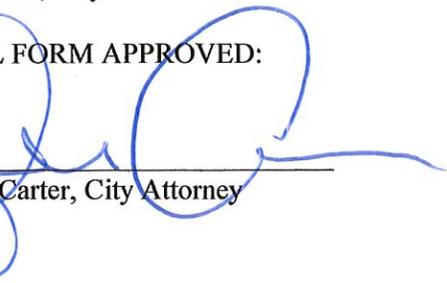
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

**RESOLUTION 14-42 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF WATER
LINES, SEWER LINES AND STORM DRAIN LINES ON THE EXISTING PLATS FOR
VILLA'S AT MEADOWBROOK PHASE 3 SECTION 1, 2, 2A, 3 & 4**

WHEREAS, Cornerstone Land Company has 5 (Five) recorded Final Plats for the Villa's at Meadowbrook Phase 3 Sections 1, 2, 2A, 3, & 4 in Maury County Plat Book , P18 Page 20 , P18 Page 89, P18 Page 73, P19 Page 101 and P18 Page 297

WHEREAS, said Plat show Sewer Lines, Water Lines and Storm Drain Lines with easements proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

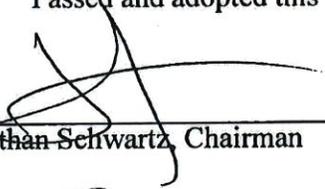
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the installation and design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

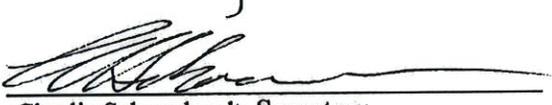
WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Sewer Lines, Water Lines and Storm Drain Lines be accepted and the same become a part of the Public Utility System of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of the Water Lines, Sewer Lines and Storm Drain Lines within the Villa's at Meadowbrook Phase 3 Section 1, 2, 2A, 3 & 4 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 11th day of August, 2014



Jonathan Schwartz, Chairman



Charlie Schoenbrodt, Secretary

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 15th day of July 2014, 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 Cornestone Land Company, a Partnership, having its office and place of business at 201 E. Main Street Suite 300 hereinafter designated as the "developer". Murfreesboro, TN 37130

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadowbrook Phase 3 dated 1/18/08 and prepared by O'Leary & Assoc. and Villas of Section 1, 2, 2A, 3 & 4

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and 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 Plat attached hereto;

WHEREAS, the Developer has delivered Documents or Deeds 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 or Deeds of conveyance for the premises described in Schedule Plat 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 15 day of July, 2014, 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:

Cornerstone Land Company

7/15/14 2014
Date


Developer Signature

(CORPORATE SEAL)

ATTEST: Alpine Deard

August 18 20 14

FOR THE CITY OF SPRING HILL:

BY: 
Signature
Eric Green
Printed Name

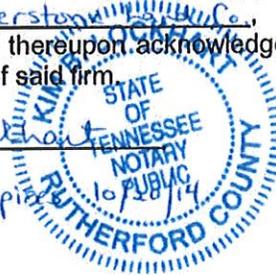
**ACKNOWLEDGEMENT:
COPARTNERSHIP**

STATE OF TENNESSEE

(COUNTY OF Rutherford) SS: _____

On this 15th day of July of 2014, before me personally appeared John W. Floyd, to me known to be one of the firm Cornestone LLC, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

Kim B. Jochant
CORPORATE
my commission expires _____



STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

On this _____ day of _____, 20____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____ the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

INDIVIDUAL

CURVE #	DELTA	RADIUS	START POINT	END POINT	BEARING	CHORD
C1	271.14°	37.00'	2.00'	13.92'	S. 82°02'28" E	13.92'
C2	272.11°	125.00'	25.30'	56.50'	S. 82°02'00" E	43.71'
C3	87.21°	73.00'	24.27'	38.47'	S. 82°23'55" W	35.16'
C4	92.24°	75.00'	25.27'	35.35'	N. 82°45'55" W	35.35'

CURVE #	DELTA	RADIUS	START POINT	END POINT	BEARING	CHORD
C1	271.14°	37.00'	2.00'	13.92'	S. 82°02'28" E	13.92'
C2	272.11°	125.00'	25.30'	56.50'	S. 82°02'00" E	43.71'
C3	87.21°	73.00'	24.27'	38.47'	S. 82°23'55" W	35.16'
C4	92.24°	75.00'	25.27'	35.35'	N. 82°45'55" W	35.35'

OWNER REPRESENTATION
 FOR THE SITE AND SURVEY
 375 RAYBURN ROAD, SUITE 100
 MEMPHIS, TN 38117
 REDD BROWN, INC. (BY) 101
 REGISTERED OFFICE OF SURVEYORS

TAX MAP #4
PRESCOTT LAND INVESTMENTS
 DE. 013131, PG. 1402
 ROAD 142

UNIT	ADDRESS
1	3007 DOWLING DRIVE WAY
2	4007 DOWLING DRIVE WAY
3	5007 DOWLING DRIVE WAY
4	6007 DOWLING DRIVE WAY
5	7007 DOWLING DRIVE WAY
6	8007 DOWLING DRIVE WAY
7	9007 DOWLING DRIVE WAY
8	1007 DOWLING DRIVE WAY
9	1107 DOWLING DRIVE WAY
10	1207 DOWLING DRIVE WAY
11	1307 DOWLING DRIVE WAY
12	1407 DOWLING DRIVE WAY
13	1507 DOWLING DRIVE WAY
14	1607 DOWLING DRIVE WAY
15	1707 DOWLING DRIVE WAY
16	1807 DOWLING DRIVE WAY
17	1907 DOWLING DRIVE WAY
18	2007 DOWLING DRIVE WAY
19	2107 DOWLING DRIVE WAY
20	2207 DOWLING DRIVE WAY
21	2307 DOWLING DRIVE WAY
22	2407 DOWLING DRIVE WAY
23	2507 DOWLING DRIVE WAY
24	2607 DOWLING DRIVE WAY
25	2707 DOWLING DRIVE WAY
26	2807 DOWLING DRIVE WAY
27	2907 DOWLING DRIVE WAY
28	3007 DOWLING DRIVE WAY
29	3107 DOWLING DRIVE WAY
30	3207 DOWLING DRIVE WAY
31	3307 DOWLING DRIVE WAY
32	3407 DOWLING DRIVE WAY
33	3507 DOWLING DRIVE WAY
34	3607 DOWLING DRIVE WAY
35	3707 DOWLING DRIVE WAY
36	3807 DOWLING DRIVE WAY
37	3907 DOWLING DRIVE WAY
38	4007 DOWLING DRIVE WAY
39	4107 DOWLING DRIVE WAY
40	4207 DOWLING DRIVE WAY
41	4307 DOWLING DRIVE WAY
42	4407 DOWLING DRIVE WAY
43	4507 DOWLING DRIVE WAY
44	4607 DOWLING DRIVE WAY
45	4707 DOWLING DRIVE WAY
46	4807 DOWLING DRIVE WAY
47	4907 DOWLING DRIVE WAY
48	5007 DOWLING DRIVE WAY
49	5107 DOWLING DRIVE WAY
50	5207 DOWLING DRIVE WAY
51	5307 DOWLING DRIVE WAY
52	5407 DOWLING DRIVE WAY
53	5507 DOWLING DRIVE WAY
54	5607 DOWLING DRIVE WAY
55	5707 DOWLING DRIVE WAY
56	5807 DOWLING DRIVE WAY
57	5907 DOWLING DRIVE WAY
58	6007 DOWLING DRIVE WAY
59	6107 DOWLING DRIVE WAY
60	6207 DOWLING DRIVE WAY
61	6307 DOWLING DRIVE WAY
62	6407 DOWLING DRIVE WAY
63	6507 DOWLING DRIVE WAY
64	6607 DOWLING DRIVE WAY
65	6707 DOWLING DRIVE WAY
66	6807 DOWLING DRIVE WAY
67	6907 DOWLING DRIVE WAY
68	7007 DOWLING DRIVE WAY
69	7107 DOWLING DRIVE WAY
70	7207 DOWLING DRIVE WAY
71	7307 DOWLING DRIVE WAY
72	7407 DOWLING DRIVE WAY
73	7507 DOWLING DRIVE WAY
74	7607 DOWLING DRIVE WAY
75	7707 DOWLING DRIVE WAY
76	7807 DOWLING DRIVE WAY
77	7907 DOWLING DRIVE WAY
78	8007 DOWLING DRIVE WAY
79	8107 DOWLING DRIVE WAY
80	8207 DOWLING DRIVE WAY
81	8307 DOWLING DRIVE WAY
82	8407 DOWLING DRIVE WAY
83	8507 DOWLING DRIVE WAY
84	8607 DOWLING DRIVE WAY
85	8707 DOWLING DRIVE WAY
86	8807 DOWLING DRIVE WAY
87	8907 DOWLING DRIVE WAY
88	9007 DOWLING DRIVE WAY
89	9107 DOWLING DRIVE WAY
90	9207 DOWLING DRIVE WAY
91	9307 DOWLING DRIVE WAY
92	9407 DOWLING DRIVE WAY
93	9507 DOWLING DRIVE WAY
94	9607 DOWLING DRIVE WAY
95	9707 DOWLING DRIVE WAY
96	9807 DOWLING DRIVE WAY
97	9907 DOWLING DRIVE WAY
98	10007 DOWLING DRIVE WAY
99	10107 DOWLING DRIVE WAY
100	10207 DOWLING DRIVE WAY

- Legend**
- STORM DRAIN
 - STORM INLET
 - WATER METER
 - WATER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE

Purpose of Plat:
 The purpose of this Plat is to create 111 lots in Phase II of the Meadowbrook North Subdivision, located in Rutherford County, Tennessee, as shown on the attached plat.

CERTIFICATE OF OWNERSHIP AND DERIVATION
 I, the undersigned, do hereby certify that the land shown on the plat is the property of the undersigned and that the same is being conveyed to the persons named therein as tenants in common.

CERTIFICATE OF SURVEY ACCURACY
 I, the undersigned, do hereby certify that the survey was conducted in accordance with the provisions of the Tennessee Surveying Act of 1967, and that the same is true and correct to the best of my knowledge and belief.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I, the undersigned, do hereby certify that the water system shown on the plat is in accordance with the provisions of the Tennessee Water Code of 1967, and that the same is true and correct to the best of my knowledge and belief.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
 I, the undersigned, do hereby certify that the sewer system shown on the plat is in accordance with the provisions of the Tennessee Sanitary Code of 1967, and that the same is true and correct to the best of my knowledge and belief.

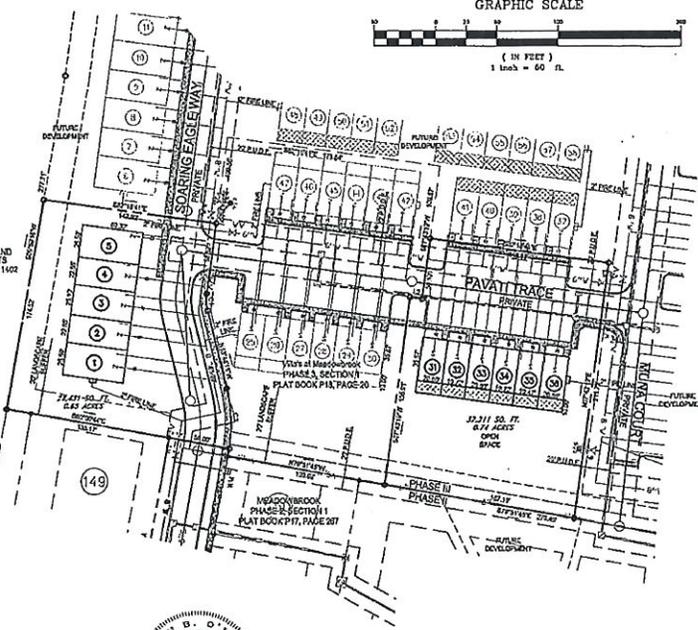
CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME ASSOCIATION NAME
 I, the undersigned, do hereby certify that the name of the subdivision is in accordance with the provisions of the Tennessee Subdivision Act of 1967, and that the same is true and correct to the best of my knowledge and belief.

SEVERAL PLANNING COMMISSION APPROVAL
 Approved by the City of Memphis Planning Commission, with such amendments as are indicated on the return of the Commission.

CERTIFICATE OF APPROVAL OF EQUALIZATION BOARD
 I, the undersigned, do hereby certify that the plat is in accordance with the provisions of the Tennessee Equalization Act of 1967, and that the same is true and correct to the best of my knowledge and belief.

CERTIFICATE OF EMISSION AREAS INDICATION
 I, the undersigned, do hereby certify that the plat is in accordance with the provisions of the Tennessee Emission Areas Act of 1967, and that the same is true and correct to the best of my knowledge and belief.

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME ASSOCIATION NAME
 I, the undersigned, do hereby certify that the name of the subdivision is in accordance with the provisions of the Tennessee Subdivision Act of 1967, and that the same is true and correct to the best of my knowledge and belief.



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 PLAT BOOK 1 P. 118
 PAGE 1 23
 JOSE FELICIS
 REGISTERED SURVEYOR

DEVELOPMENT SUMMARY
 TOTAL AREA 1,392 ACRES
 TOTAL NUMBER OF UNITS - 11
 700 UNITS/ACRE
 CURRENT ZONING - R-2 PUD
 PHASE 3 OVERALL DENSITY 11.81 UNITS/ACRE
 MEADOWBROOK NORTH OVERALL DENSITY 11.81 UNITS/122.8 ACRES
 3.81 UNITS PER ACRE

FINAL PLAT
HORIZONTAL PROPERTY REGIME FINAL ELEMENT PLAT
VILLA'S AT MEADOWBROOK
 PHASE 3, SECTION 2A
 CORNERSTONE LAND COMPANY
 RUTHERFORD COUNTY, TENNESSEE

O'LEARY & ASSOCIATES
LAND SURVEYING
 2558 Nashville Highway * Columbia, TN 38401 * (931) 489-7088
 allen@olearyandassoc.com

1 of 1

LINE TABLE	
LINE #	BEARING
L1	6.47' N 100°20' E
L2	19.64' N 87°14' W

CURVE TABLE					
CHORD	BEARING	ANGLE	LENGTH	BEARING	CHORD
C1	221°04'	72°00'	13.00'	S 22°00' E	13.00'
C2	221°13'	72°00'	23.31'	S 22°00' E	43.21'
C3	221°13'	72°00'	23.31'	S 22°00' E	43.21'
C4	221°13'	72°00'	23.31'	S 22°00' E	43.21'
C5	221°13'	72°00'	23.31'	S 22°00' E	43.21'

OWNER INFORMATION
 CORNERSTONE LAND COMPANY
 2100 RICHMOND AVENUE
 MEMPHIS, TN 38111
 PROPERTY OFFICE OF HAMILTON COUNTY

ADDRESS	ADDRESS
UNIT 1	2000 SHELBY ROAD
UNIT 2	2000 SHELBY ROAD
UNIT 3	2000 SHELBY ROAD
UNIT 4	2000 SHELBY ROAD
UNIT 5	2000 SHELBY ROAD

- Legend**
- STORM DRAIN
 - STORM INLET
 - WATER METER
 - WATER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SOWER LINE
 - SANITARY SOWER MANHOLE

Persons of Risk
 The purpose of this Final Plat is to create 4 town home units in accordance with Tennessee's Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

CERTIFICATE OF OWNERSHIP AND OBLIGATION

I, the undersigned, do hereby certify that the subdivision plat shown herein has been filed in conformity with the City of Spring Hill Subdivision Regulations, and that the same are in full compliance with the provisions of the Tennessee Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

[Signature]
 Date: 5/18/09

CERTIFICATE OF SURVEY ACCURACY

I, the undersigned, do hereby certify that this is a true and correct copy of the property shown herein, that this is a true and correct copy of the plat as shown on the attached plat, and that the same are in full compliance with the provisions of the Tennessee Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

[Signature]
 Date: 5/18/09

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, the undersigned, do hereby certify that the water system shown herein is in full compliance with the provisions of the Tennessee Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

[Signature]
 Date: 5/18/09

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, the undersigned, do hereby certify that the sewer system shown herein is in full compliance with the provisions of the Tennessee Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

[Signature]
 Date: 5/18/09

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, do hereby certify that the subdivision plat shown herein has been filed in conformity with the City of Spring Hill Subdivision Regulations, and that the same are in full compliance with the provisions of the Tennessee Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

[Signature]
 Date: 5/18/09

CERTIFICATE OF APPROVAL OF PUBLICWAYS FOR RECORDATION

I, the undersigned, do hereby certify that the publicways shown herein are in full compliance with the provisions of the Tennessee Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

[Signature]
 Date: 5/18/09

CERTIFICATE OF COMMON AREAS OBLIGATION

I, the undersigned, do hereby certify that the common areas shown herein are in full compliance with the provisions of the Tennessee Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

[Signature]
 Date: 5/18/09

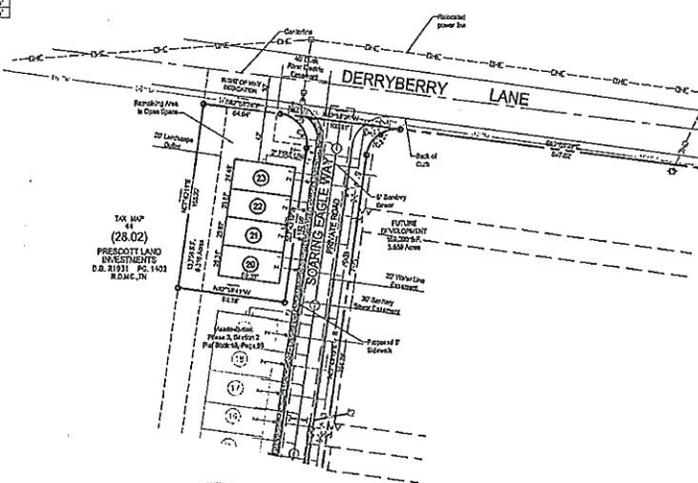
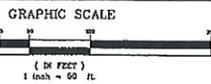
CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

I, the undersigned, do hereby certify that the subdivision names and street names shown herein are in full compliance with the provisions of the Tennessee Horizontal Property Act (Pub. Law 83-27-101) and to show the relative areas to be developed in this project.

[Signature]
 Date: 5/18/09



- Surveyor's Notes**
- All distances were measured with EDM equipment and have been adjusted for temperature and pressure.
 - The property (Division) Line Survey reveals the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the Board of Surveyors for Land Surveyors for the State of Tennessee, and the products of the Unadjusted Survey is greater than 1 foot in 10,000 feet.
 - Information concerning utility services and easements shown herein is based on visible evidence noted during the survey. Information provided by utility representatives or information shown on existing construction plans by others. Information and location of service lines on site should be considered representative and there may be underground utility lines that are not shown on the survey. Developer and contractor(s) shall assume responsibility for locating all underground utility services from point to any construction, excavations or any disturbance of the existing ground surface to avoid hazard of utility service.
 - Information concerning meter locations or easements shown herein are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth, and easement of service should be confirmed by utility agency.
 - The property shown herein is located within the City of Spring Hill, Hamilton County, TN. All matters pertaining to construction, use, location of improvements, drainage, zoning, rules, regulations, easements, the historic register, subdivision, setback provisions, etc. are subject to the City of Spring Hill zoning regulations as interpreted and regulated by the Department of Planning and Codes.
 - The area of the parcel on shown herein is 0.316 Acres or 13,754 Square Feet.
 - This property is currently titled as a portion of Tax Map No. 44 Parcel No. 2865. For comparison please refer to the adjacent Parcel Numbers for said map.
 - Plot reference: n/a
 - Deed reference: Deed #1837, Page 147
 - Deed reference based on Tennessee Code Plan, 2004 4100
 - This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
 - The survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of fact a current and accurate title may reveal.
 - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certificate herein. Said certificate does not extend to any unnamed person without express identification by the surveyor's name and person.
 - The verification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
 - The certificate is not an expressed or implied warranty of accuracy.
 - This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47112C 0185 C, dated April 16, 2007.
 17. Utility shown as is planned and not necessarily installed.
 18. All open space areas in a public utility and drainage easement.
 19. All areas not developed herein or shown on an "as shown" common areas" (indicated area) shall be dedicated as "general common areas" for the use and benefit of all owners with the horizontal property regime.
 20. All easement and other areas not designated on "limited common elements" are hereby designated as "general common areas", and shall be dedicated as "general common areas", and shall be dedicated as "general common areas", and shall be dedicated as "general common areas".
 21. A utility easement is hereby granted between the bear and enjoy easement and in the title, for the entire width and length of the building, so that electrical work can be installed throughout each building for individual units.
 22. All easements of areas designated as open space, or other areas not designated as a public road, and areas designated as landscape buffers are the responsibility of the homeowners association.



05/19/2009-02:31 PM
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PLAN BOOK : 216
 PAGE : 237

DEVELOPMENT SUMMARY

TOTAL AREA 0.316 ACRES
TOTAL NUMBER OF UNITS 4
12.69 UNITS/ACRE
CURRENT ZONING: R-2 PUD
PHASE 3 OVERALL DENSITY: 11.81 UNITS/ACRE
MEADOWCROCK NORTH OVERALL DENSITY: 45.1 UNITS / 122.83 ACRES
3.81 UNITS PER ACRE

FINAL PLAT
 HORIZONTAL PROPERTY REGIME FINAL ELEMENT PLAT
VILLA'S AT MEADOWBROOK
 PHASE 3, SECTION 4
 CORNERSTONE LAND COMPANY
 BUTTERFIELD COUNTY, TENNESSEE

O'LEARY & ASSOCIATES
 LAND SURVEYING
 2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
 allen@olearyandassoc.com

DATE	APR 16 2007
BY	JAMES R. O'LEARY
CHECKED BY	
DATE	

1 of 1