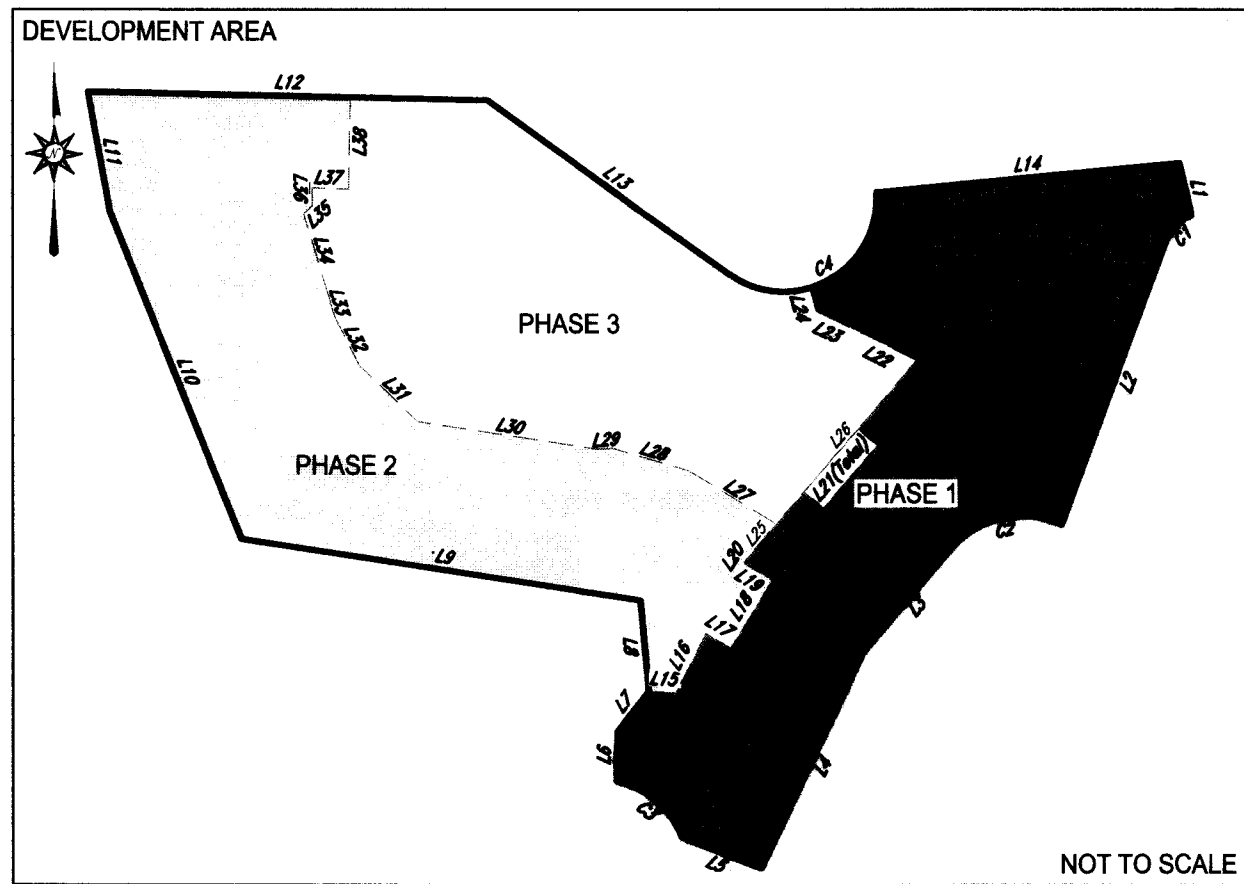
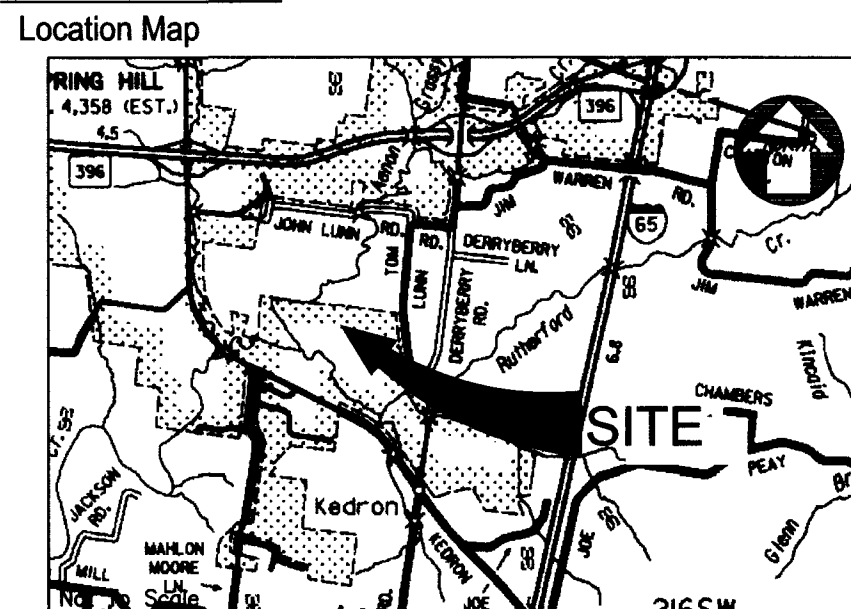




CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	LENGTH
C1	150.00	62.80	61.00	
C2	150.00	185.11	184.64	
C3	150.00	314.16	313.99	
C4	150.00	339.50	271.54	
LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S 13°05'31" E	85.87		
L2	S 12°12'26" E	48.30		
L3	S 40°33'33" W	219.13		
L4	S 25°06'46" W	387.19		
L5	N 88°40'02" E	136.41		
L6	N 72°42'42" E	80.42		
L7	N 35°57'24" E	151.99		
L8	N 05°12'48" W	147.59		
L9	N 81°18'40" W	651.70		
L10	N 81°18'40" W	651.70		
L11	N 10°27'45" E	195.38		
L12	S 88°50'17" E	646.38		
L13	S 54°23'47" E	482.26		
L14	N 4°14'24" E	48.28		
L15	S 84°14'26" E	43.57		
L16	N 27°01'34" E	108.03		
L17	S 85°35'33" E	46.88		
L18	N 2°24'18" E	122.32		
L19	N 58°35'42" E	52.95		
L20	N 31°24'18" E	111.62		
L21	N 31°24'18" E	111.62		
L22	N 63°58'58" E	108.78		
L23	N 65°11'03" W	70.45		
L24	N 16°19'48" W	30.72		
L25	S 40°33'33" E	79.91		
L26	N 40°33'33" E	348.21		
L27	N 58°35'42" W	165.89		
L28	N 73°27'18" W	128.32		
L29	S 86°05'26" W	24.73		
L30	N 6°14'40" E	57.67		
L31	N 48°09'44" W	130.39		
L32	N 26°51'57" W	87.04		
L33	N 16°35'12" W	48.67		
L34	N 16°48'39" W	127.67		
L35	N 47°31'26" E	19.62		
L36	N 72°02'47" E	56.26		
L37	S 88°53'17" E	56.26		
L38	N 01°09'43" E	147.00		



PARCEL NUMBER: TAX MAP 043K, GROUP 'E', PARCEL 079.00
DEED BOOK: K2603, Page 944
EXISTING ZONING: R-2 PUD
15' MINIMUM BUILDING SEPARATION PER UCD
UNITS APPROVED:
TOTAL UNITS: 196
PHASE 1 UNITS: 45
PHASE 2 UNITS: 78
PHASE 3 UNITS: 73
ACREAGE OF PARCEL:
TOTAL AREA (Phase 3) - 8.31 ACRES
All Roads are Private Roads (Maintained by H
PROPERTY OWNER:
LEAH MORRIS OF TENNESSEE, LLC
3613 MALLORY STATION ROAD
SUITE 200
FRANKLIN, TN 37067

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number R2603, Page 244, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

5/31 2023

Date _____

_____ Lenny Homes of Tennessee, LLC
Rocky Middle Division Vice President

Title (If acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF PUBLIC WORKS FOR BOND POSTING

I hereby certify: (1) that all designated public works on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the City of Springfield; (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

6-22-2023

James P. Pollock

Date City Engineer

MAURY COUNTY 911 CERTIFICATION OF APPROVAL

This is to certify that this plat has been reviewed and the development names, street names and addressing are in compliance with the Maury County 911 requirements.

5:31 _____ 2023
Date

Cristal Gideon
E-911 Authorized Signature

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Sawgrass West, P.U.D. Subdivision, Phase 3 has been installed in accordance with current local and state government requirements and/or a sufficient bond or other surety has been filed to guarantee said installation.

6-20 _____, 2023 

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer system outlined or indicated on the final subdivision plat entitled Sagecross West, P.U.D., Subdivision, Phase 3 has been installed in accordance with current local and state government requirements and/or a sufficient bond or other surety has been filed which will guarantee said installation.



6-20-2023

Date _____

7/1/2023

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the provisions of Section 114, Subdivision Regulation, with the exception of such variances, if any as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

6-22-2023

Date _____

6/22/2023

Dee Ann
Secretary, Planning Commission

SURVEYOR CERTIFICATE OF ACCURACY

I hereby certify that this is a Category "1" survey and the ratio of precision of the undisturbed survey is greater than 1:10,000 as shown hereon, this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Date 5/20, 2023


Allen B. O'Leary, RLS 1987

06/22/2023 - 11:58 AM	
23008509	
1 PGS: AL-PLAT	
JANE BATCH: 306565	
PLAT BOOK: P23	
PAGE: 238	
REC FEE	15.00
DP FEE	2.00
TOTAL	17.00
STATE OF TENNESSEE, HANCO COUNTY JOHN FLEMING REGISTER OF DEEDS	
Register of Deed Recording Stamp	

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 368-2329
www.wesengineers.com

Client
LENNAR HOMES OF TENNESSEE LLC
381 MALLORY STATION ROAD
SUITE 200
FRANKLIN, TN 37067

REVISIONS	DATE
CITY COMMENTS ADDRESSED	02-14-2023
CITY COMMENTS ADDRESSED	03-07-2023
CITY COMMENTS ADDRESSED	01-17-2023

FINAL PLAT
SAWGRASS WEST, P.L.D. SUBDIVISION
PHASE 3
SPRING HILL, MAURY COUNTY, TENNESSEE

Job. no.	18528-3
Scale:	_____
Vertical:	_____
Horizontal:	T-50
Drawn: A0	
Checked: A0	
Approved: A0	
Date: 01-31-2022	

1 of 1