

ALL C.O.S., PRIVATE DRAINAGE AND PRIVATE ALLEYS, STREETS, AND RV-2 PLATE ALONG WOLF RIVER BLVD. INCLUDING GATES & ENTRANCE MONUMENTS. SHALL BE OWNED AND MAINTAINED BY THE **Home OWNERS ASSOCIATION (HOA)** INST. # **07009055**, WHICH SHALL SOLELY BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE COMMON AREAS AND FACILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH AREAS UNTIL THE HOA INSTRUMENT NUMBER IS RECORDED.

N 294857.4051  
E 867158.7065  
SET MONUMENT

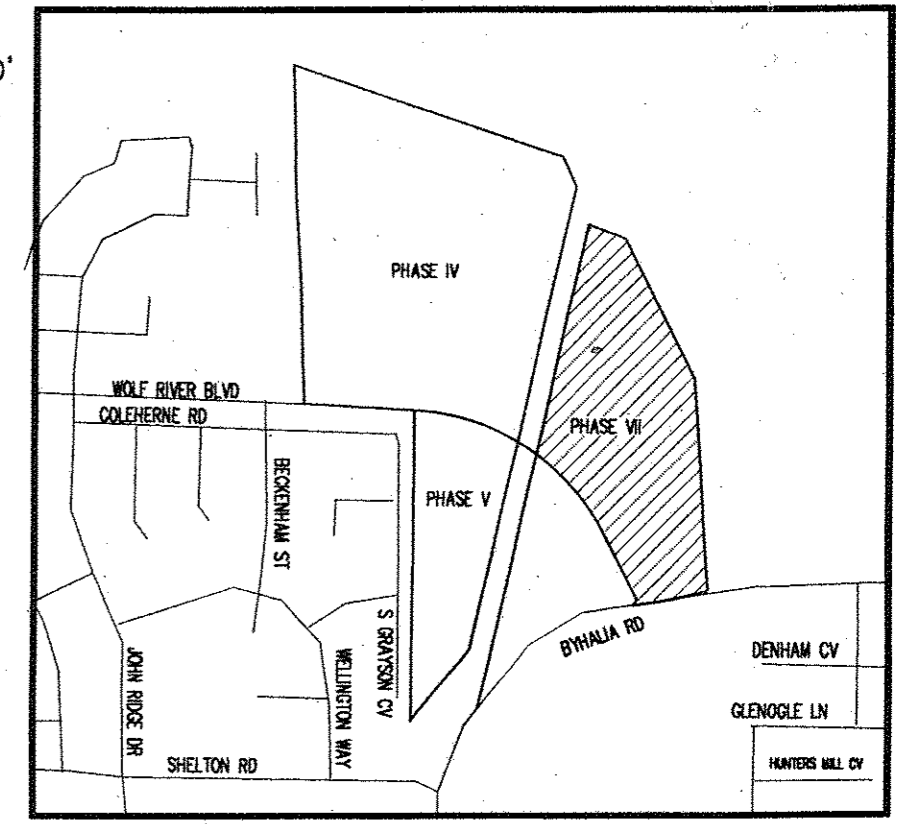
N 294812.2395  
E 867313.0333

S 73°41'14" E 160.88'  
100 YEAR FLOOD ELV=283.20

NUMBER	R'	Ic	T'	L'
C1	30'	87°-15'-48"	28.60'	45.69'
C2	25'	38°-18'-18"	8.68'	16.71'
C3	30'	78°-15'-48"	28.60'	45.69'
C4	25'	97°-10'-49"	28.35'	42.40'
C5	25'	55°-46'-16"	13.23'	24.33'
C6	25'	55°-46'-16"	13.23'	24.33'
C7	75'	134°-30'-47"	178.91'	176.08'
C8	25'	8°-19'-39"	4.03'	8.00'
C9	25'	8°-19'-39"	4.03'	8.00'
C10	150'	21°-35'-22"	28.60'	56.52'
C11	150'	58°-02'-13"	83.21'	151.94'
C12	25'	85°-37'-08"	23.16'	37.36'
C13	25'	94°-22'-52"	26.99'	41.18'
C14	150'	20°-30'-38"	27.14'	53.70'
C15	25'	82°-48'-35"	22.04'	36.13'
C16	1457'	10°-24'-23"	132.68'	264.63'
C17	1343'	41°-39'-00"	510.83'	976.26'
C18	30'	94°-43'-52"	32.52'	49.85'

LOT AREA, SF			
NO	SQ FT	NO	SQ FT
329	10393.86	360	16795.97
330	8847.27	361	9285.43
331	9169.01	362	8370.00
332	8947.84	363	8370.00
333	9219.41	364	8370.00
334	9638.84	365	8370.00
335	11823.73	366	8370.00
336	11264.36	367	8370.00
337	10890.36	368	8369.47
338	9127.33	369	15672.99
339	8993.87	370	11649.50
340	12083.60	371	9069.00
341	8570.91	372	8863.22
342	9591.90	373	11101.72
343	13156.52	374	14515.78
344	13870.02	375	9570.00
345	14904.97	376	9570.00
346	12826.33	377	9570.00
347	10529.15	378	17385.65
348	8370.00	CDS A	16767
349	8370.00	CDS B	3956.82
350	8370.00	CDS C	992
351	8370.00	CDS D	1963
352	8370.00	CDS E	2787
353	10548.22	CDS F	1256
354	10406.95	CDS G	30416.31
355	8370.00	CDS H	29676.98
356	8370.00		
357	8316.30		
358	13247.64		
359	27018.04		

0 50' 100' 200'  
SCALE: 1"=100'



VICINITY MAP NTS

NOTES:

- THERE IS A 5' UTILITY EASEMENT RESERVED ALONG ALL PROPERTY LINES. EXCEPT WHERE THERE IS PUBLIC SEWER AND DRAINAGE EASEMENT EXISTS.
  - THIS PROPERTY IS LOCATED WITHIN 100 YEAR FLOOD ZONE AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP NO. 47157C0240, DEC.2, 1994 AND LOMR EFFECTIVE, SEP.15,1999.
  - T.B.M.: SQUARE PAINTED YELLOW ON THE CENTER OF DOWNSTREAM HEADWALL OF CULVERT UNDER SHELTON RD @ WOLF RIVER LATERAL I, ELEV= 301.17 BULK REGULATIONS:
  - THE MINIMUM YARD REGULATIONS ARE AS FOLLOWS:  
FRONT YARD SETBACK 25 FEET MIN.  
REAR YARD SETBACK 20' FEET MIN.  
SIDE YARD SETBACK TOTAL 12' NO SIDE LESS THAN 5'
  - THE AREA SHOWN ON THE OUTLINE PLAN AS WRR PH. 3 WAS DEDICATED TO TOC FOR JOHNSON PARK EXPANSION.
  - ALL OUTLINE PLANS CONDITIONS ARE BEING FOLLOED.
  - ALL RIGHTS OF ACCESS DIRECTLY ONTO WOLF RIVER BLVD FROM ANY PROPERTY LINE OF LOTS 329-340, 369 IS HEREBY CONVEYED TO THE TOWN OF COLLIERVILLE. NO ACCESS SHALL BE PERMITTED ACROSS AREAS DENOTED AS "COMMON OPEN SPACE" ON THE FINAL PLAT FROM LOTS 329-340, 369 ONTO WOLF RIVER BLVD. IN THE EVENT THE AREA DENOTED AS "COMMON OPEN SPACE" REVERTS TO ADJOINING PROPERTY OWNERS, NO DIRECT ACCESS ONTO WOLF RIVER BLVD SHALL BE PERMITTED.
  - ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER AND ARE SUBJECT TO ENFORCEMENT BY THE HOMEOWNER'S ASSOCIATION.
  - Homeowners are responsible for maintaining all side and rear yard swales.
  - Drainage system is private and to be maintained by HOA
  - All streets are private and are to be maintained by HOA per Board of Mayor & Alderman meeting held on 12.11.2006.
- A LOMR-BOF HAS BEEN ISSUED BY FEMA DATED OCT.26,2006 REMOVING LOTS SHOWN IN FLOOD PLAIN. FEMA CASE NUMBER:06-04-BY09A

T.B.M.'S ESTABLISHED ON TOP OF CURB AT INTERSECTION OF FOC AND PROPERTY LINE AND ARE AS FOLLOWS:  
TBM #1 ELEV= 289.55  
TBM #2 ELEV= 290.08  
TBM #3 ELEV= 288.08  
TBM #4 ELEV= 288.64

DEC.2006

FINAL PLAN

**WOLF RIVER RANCH P.D., PHASE VII AREA B**

COLLIERVILLE, TENNESSEE

TOTAL AREA: 19.10 AC.

NO OF LOTS: 50

**DEVELOPER: BCCTT, LLC.**

5159 WHEELIS DR, STE.108  
MEMPHIS, TN 38117



07009062  
01/12/2007 10:06 AM  
3 PGS. 1 R. - PLAN  
DONALD 462823-709062  
PLAT BOOK : 230  
PAGE : 51  
RECORDING FEE 15.00  
DP FEE 2.00  
TOTAL AMOUNT 17.00  
TOM LEATHERWOOD  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

TO BE QUIT CLAIMED TO THE TOWN OF COLLIERVILLE BY SEPERATE INSTRUMENT

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MIN F.FLOOR ELEV			
LOT No	MFFE'	LOT No	MFFE'
329	293.00	354	292.00
330	293.00	355	292.00
331	293.00	356	292.00
332	293.00	357	292.00
333	293.00	358	293.00
334	293.00	359	293.00
335	293.00	360	293.00
336	293.00	361	292.00
337	293.00	362	292.00
338	293.00	363	292.00
339	293.00	364	292.00
340	292.50	365	292.00
341	292.50	366	292.00
342	293.00	367	292.00
343	293.00	368	292.00
344	293.00	369	292.00
345	293.00	370	292.00
346	293.00	371	292.50
347	293.00	372	293.00
348	293.00	373	293.00
349	292.00	374	293.00
350	292.00	375	293.00
351	292.00	376	293.00
352	292.00	377	293.00
353	292.00	378	293.00

BYHALIA ROAD

**E.D.S., INC.**  
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