

# JW

## John Worley Builders, Inc.

### Est. 1976

Building Luxury Homes in Collierville and Germantown Tennessee

Since 1976 the Worley Builders team has been dedicated to building our customers' dream homes. Our goal is to meet your needs and exceed your expectations...time and time again.

## Creekside

Worleybuilders.com

Homes Marketed By:



## John Green & Co.

REALTORS®

108 E. Mulberry St. • Collierville, TN

[www.johngreen.com](http://www.johngreen.com)

901-853-0763

Allen Green • 412-2998 or Michael Green • 412-3008

[allen@johngreen.com](mailto:allen@johngreen.com)

[michael@johngreen.com](mailto:michael@johngreen.com)

Rev 11/24/08

# JW

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## Creekside

1721 Cypress Springs Ln	Lot 121	Plan 2786-1600-882	SOLD
1309 Marsh Springs Ln	Lot 130		\$495,000
1273 Marsh Springs Ln	Lot 134	Plan 2700-1787-894	\$499,900
1270 Marsh Springs Ln	Lot 138	Plan B060w5	SOLD
1280 Marsh Springs Ln	Lot 139	Plan 2710-1518-875	\$483,900
1268 Bull Creek Ln	Lot 154	Plan B060w5	SOLD
1288 Bull Creek Ln	Lot 156	Plan 2710-1518-875	\$483,900
1316 Bull Creek Ln	Lot 159	Plan 2700-1769-962	\$499,900

Want to take advantage of low interest rates and great deals but still have a house to sell? Worley Builders Inc. has arranged special financing for qualified buyers. Don't miss out on this once in a lifetime opportunity! Call now for details!

### Lots Available for Pre-Sale

80 112 114 117 122 128 151 152 155



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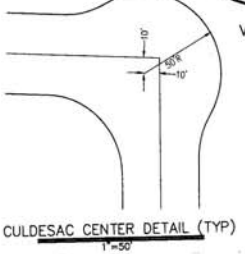
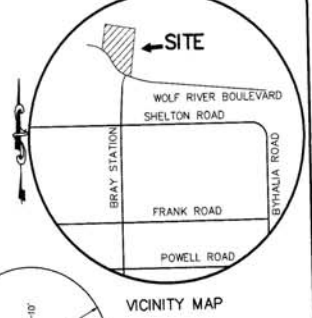
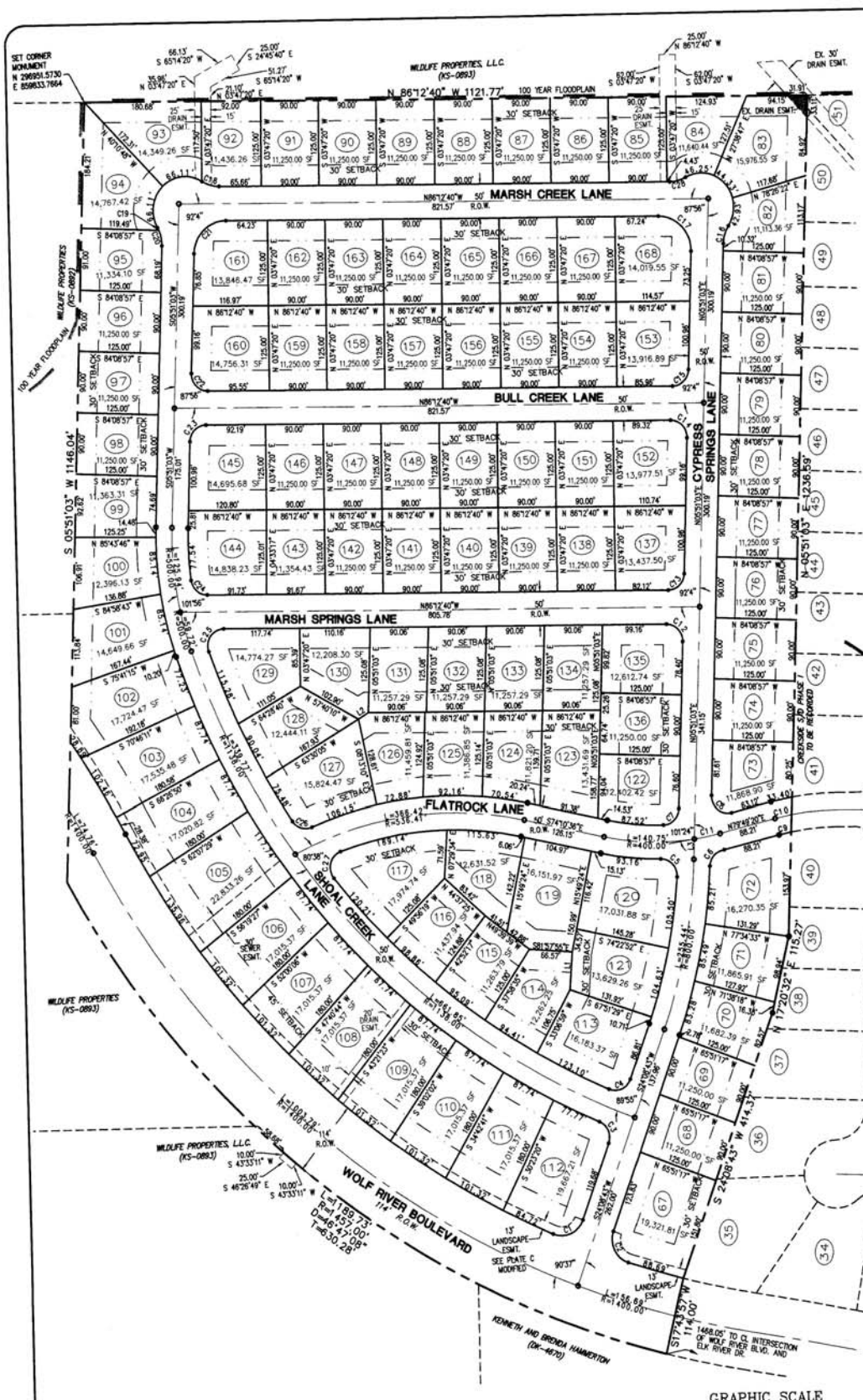
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**LINE TABLE**

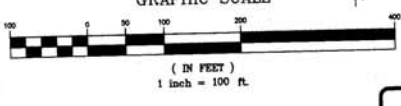
LINE	LENGTH	BEARING
L1	55.22'	N89°12'00" E
L2	18.00'	S81°52'00" W
L3	30.00'	N00°00'00" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	56.58	35.00	36.64	50.82	N70°27'45" E	92°37'45"
C2	56.58	35.00	36.64	50.82	S22°10'10" E	92°37'45"
C3	38.22	25.00	23.97	34.80	N18°38'50" W	87°35'36"
C4	40.42	25.00	26.18	36.18	N70°27'44" E	92°38'04"
C5	41.26	25.00	27.07	36.73	N30°22'30" W	84°53'36"
C6	32.00	25.00	18.77	30.02	S43°33'58" E	73°47'10"
C7	37.78	25.00	23.56	34.29	N40°00'04" E	86°36'50"
C8	46.26	25.00	33.19	39.94	S47°00'48" E	106°01'43"
C9	19.25	375.00	9.82	19.24	S81°17'33" W	2°36'28"
C10	26.33	400.00	13.17	26.33	S81°42'20" W	3°46'38"
C11	40.77	525.11	20.39	40.76	N82°44'55" E	4°26'53"
C12	48.17	25.00	25.92	35.99	N40°00'48" E	92°03'43"
C13	38.37	25.00	24.12	34.71	N48°49'12" E	87°36'17"
C14	40.17	25.00	25.92	35.99	N40°00'48" E	92°03'43"
C15	38.37	25.00	24.12	34.71	N48°49'12" E	87°36'17"
C16	27.74	50.00	14.24	27.39	S21°44'27" W	31°47'16"
C17	80.34	50.00	51.83	71.87	N40°00'48" E	92°03'43"
C18	27.74	50.00	14.24	27.39	S10°00'04" E	31°47'16"
C19	4.05	50.00	2.03	4.05	N02°36'55" W	4°38'47"
C20	23.69	50.00	12.07	23.47	N07°45'18" E	27°08'37"
C21	76.74	50.00	46.23	68.43	S49°41'17" W	87°36'17"
C22	40.17	25.00	25.92	35.99	S40°00'48" E	92°03'43"
C23	38.37	25.00	24.12	34.71	S48°49'12" W	87°36'17"
C24	36.98	25.00	22.00	33.04	S44°51'28" E	82°42'30"
C25	47.87	25.00	35.52	40.89	S38°50'48" W	109°43'50"
C26	34.33	25.00	20.49	21.69	S69°43'08" E	78°50'07"
C27	47.80	25.00	35.55	40.90	S39°20'00" W	109°46'10"
C28	28.43	50.00	13.00	25.16	N07°12'58" E	28°58'44"

- NOTES:
- ACCESS ALONG WOLF RIVER BLVD. CONVEYED TO THE TOWN OF COLLIERVILLE ON LOTS 87 & 102-112.
  - TBM: CUT SQUARE ON THE NORTHWEST E.R. AT THE INTERSECTION OF SHELTON ROAD AND COURTFIELD LANE. ELEV. 324.75'
  - A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47157C-0240E, EFFECTIVE DATE DECEMBER 2, 1994. BRE = 279.5'
  - THERE IS A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR PROPERTY LINES FOR EACH LOT IN THIS SUBDIVISION EXCEPT WHERE SHOWN OUTSIDE OF OTHER PUBLIC EASEMENTS AND THESE ARE NO UTILITY EASEMENTS OUTSIDE OR INSIDE OF THE DRAINAGE EASEMENTS ON LOTS 84, 92, 108, AND 109.
  - T.B.M.'S TO BE ESTABLISHED BEFORE RECORDING PLAT DESIGNATED AS "T.B.M." AND ARE AS FOLLOWS. (SEE SHEET 2 OF 3).
  - THE MINIMUM SETBACK FROM STREET TO BUILDING SHALL MEET THE REQUIREMENTS AND APPROVAL OF THE PLANNING AND ZONING REQUIREMENTS OF THE TOWN OF COLLIERVILLE, TENNESSEE, BUT IN NO CASE SHALL BE LESS THAN THIRTY (30) FEET FRONT, THIRTY (30) FEET REAR AND SEVEN ONE-HALF (7 1/2) FEET MIN. SIDE SETBACK (20 FEET TOTAL).
  - ALL FENCES, LANDSCAPE EASEMENTS, AND ENTRANCE-WAYS ALONG WOLF RIVER BLVD. SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  - ANY EXISTING UTILITIES REQUIRING RELOCATION AND/OR REMOVAL SHALL BE THE DEVELOPER'S RESPONSIBILITY.
  - THIS PLAT TO BE REVISED WHEN LDM-F IS GRANTED TO SHOW REVISED FLOODPLAIN.

FINAL PLAT  
 PHASE II  
**Creekside  
 Subdivision**  
 COLLIERVILLE, TENNESSEE  
 DISTRICT 2 - MAP BLOCK 33 - PARCELS 36,44,45,143-145  
 EXISTING ZONING: R-2  
 TOTAL AREA: 40.856 ACRES - 102 LOTS  
 DENSITY: 2.50 LOTS/ACRE  
 DATE: JANUARY, 2004 SCALE: 1"= 100'  
 DEVELOPER: DESTINY HOMES



06028989  
 02/31/2004 - 03:20 P.M.  
 3 P.M. 1 - PLAT  
 NAME: WOLF RIVER  
 PLAT BOOK : 224  
 PAGE : 51  
 REGISTERED FEE 33.44  
 MP FEE 1.00  
 TOTAL AMOUNT 34.44  
 TOM LEATHERWOOD  
 REGISTERED SURVEYOR

**RENAISSANCE GROUP, INC.**  
 7000 GOODLETT FARMS, SUITE 100  
 CORDOVA, TN 38018  
 (901) 332-5633 VOICE (901) 332-5634 FAX EMAIL: RENAISSANCEGROUP.COM

# JW

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Est. 1976

1721 Cypress Springs Ln  
Lot 121 • Creekside  
**SOLD!**



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SQUARE FOOTAGE  
2759 HEATED DOWN  
1600 HEATED UP  
680 GARAGE & STORAGE  
202 FRONT, SIDE, & REAR PORCHES  
4359 TOTAL HEATED AREA  
5039 TOTAL ENCLOSED AREA  
5241 TOTAL UNDER ROOF

*Artist's conceptions, all plans  
subject to change.*

All information is deemed reliable but not warranted. Floor plans are artist renderings and are subject to change.

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Est. 1976

1309 Marsh Springs Ln

Lot 130 • Creekside

\$495,000

In the process of adding a 5th bedroom!

Worleybuilders.com



SQUARE FOOTAGE  
2518 HEATED DOWN  
1125 HEATED UP  
678 GARAGE & STORAGE  
118 FRONT & REAR PORCHES

3643 TOTAL HEATED AREA  
4321 TOTAL ENCLOSED AREA  
4439 TOTAL UNDER ROOF



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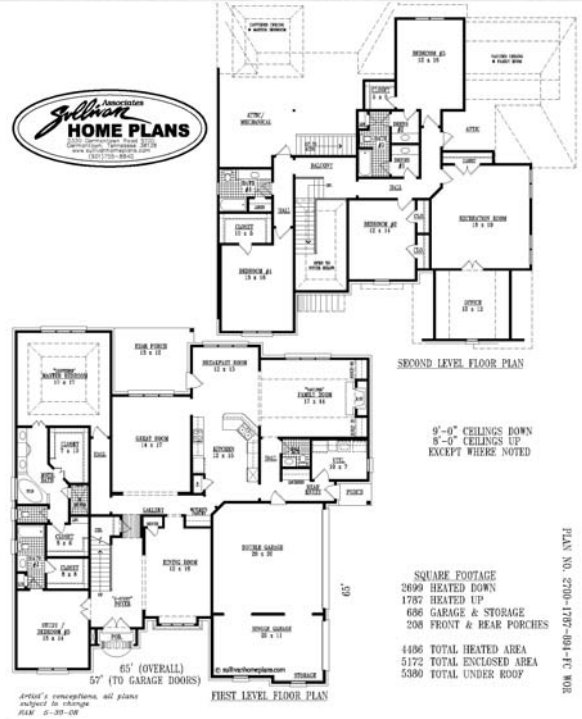
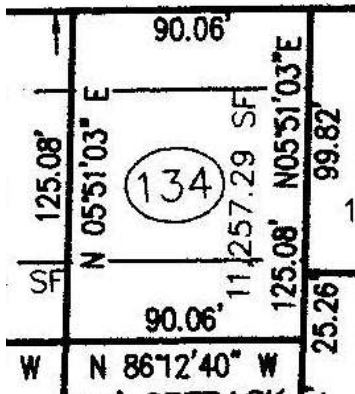
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John Worley Builders, Inc.  
Est. 1976

1273 Marsh Springs Ln  
Lot 134 • Creekside  
\$499,900



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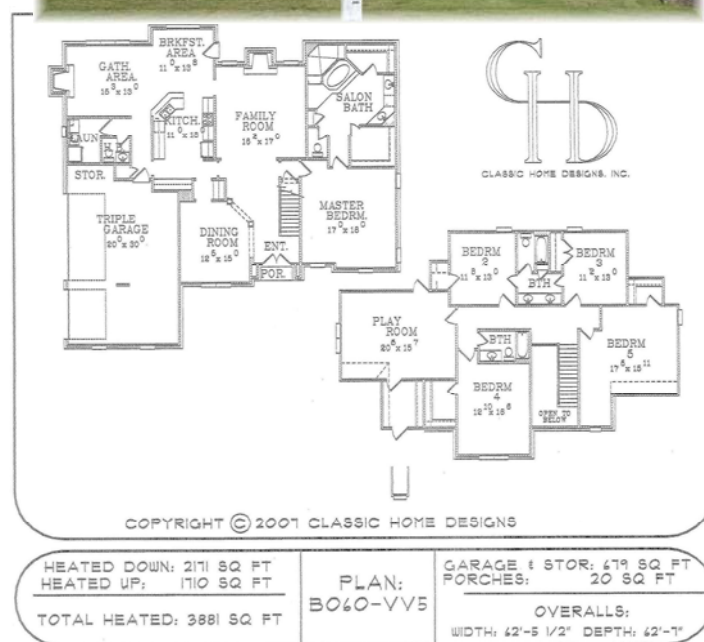
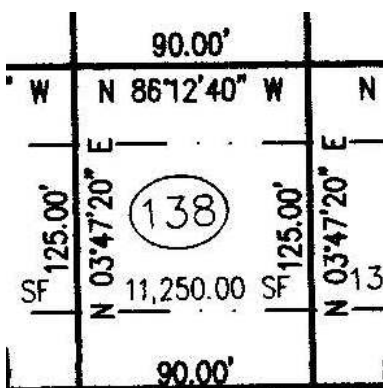
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Est. 1976

1270 Marsh Springs Ln  
Lot 138 • Creekside  
**SOLD**



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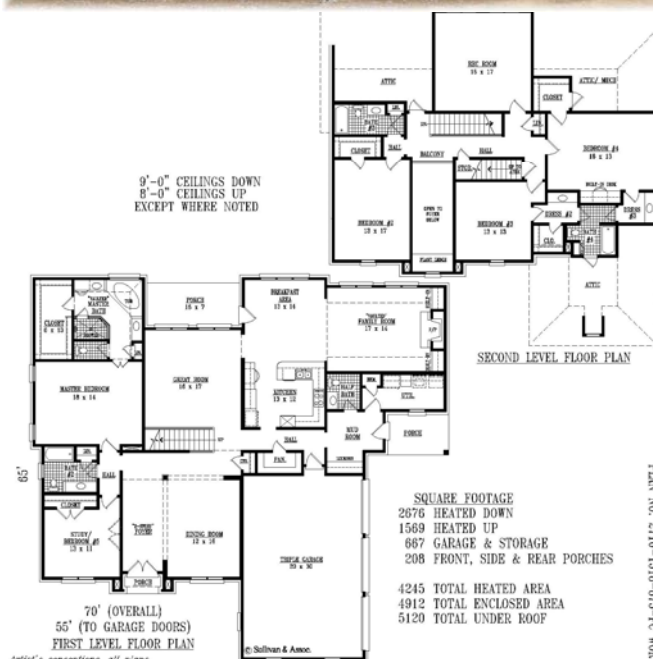
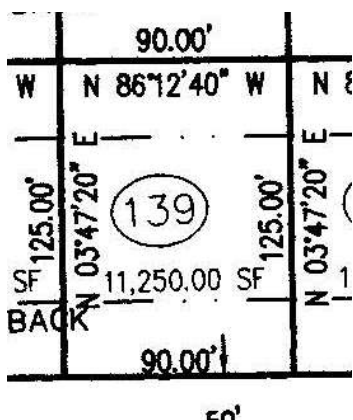
## John Worley Builders, Inc.

Est. 1976

1280 Marsh Springs Ln  
Lot 139 • Creekside  
\$483,900



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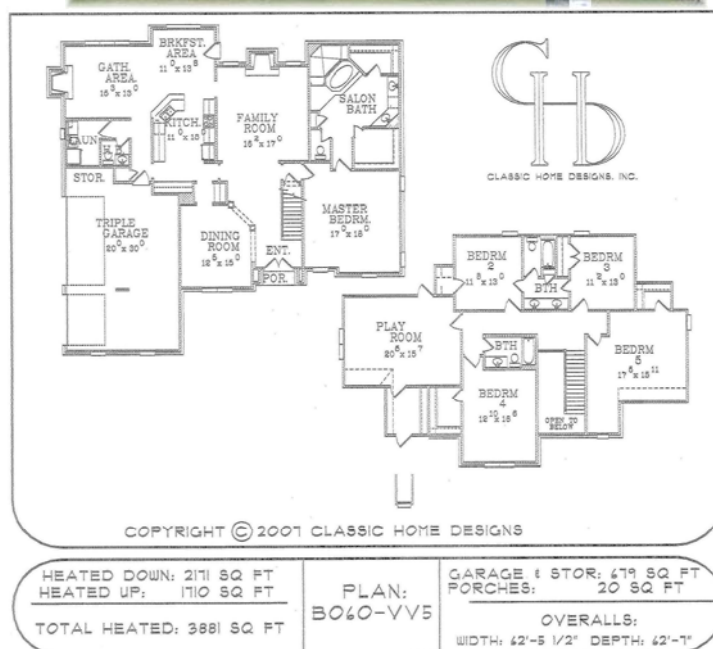
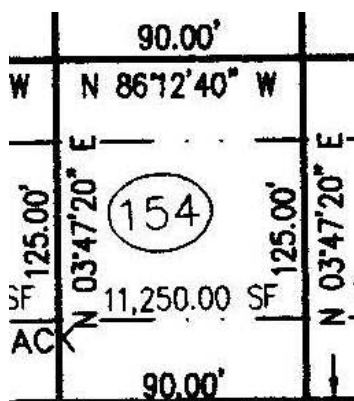
## John Worley Builders, Inc.

Est. 1976

1268 Bull Creek Ln  
Lot 154 • Creekside  
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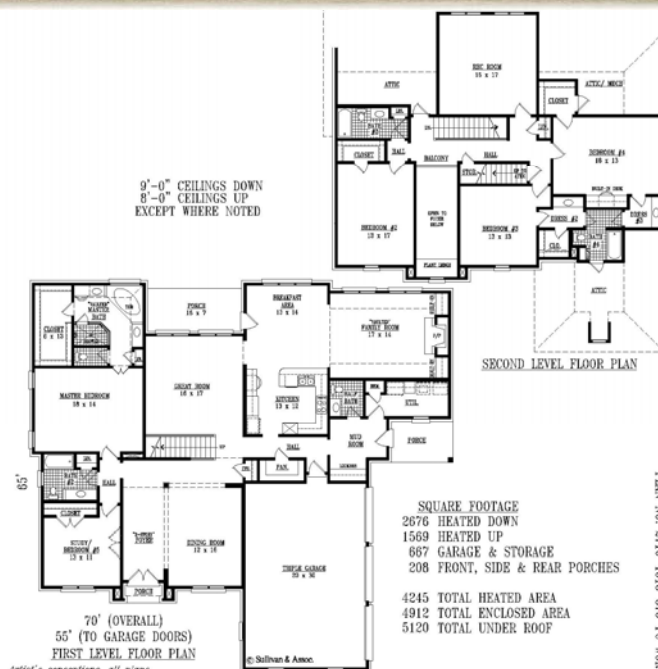
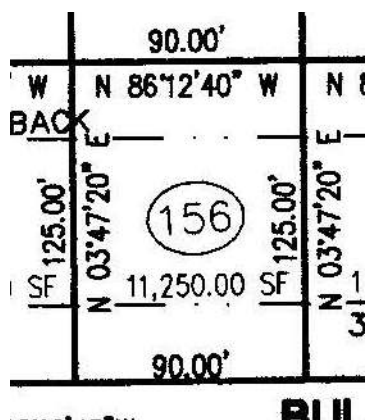
## John Worley Builders, Inc.

Est. 1976

1288 Bull Creek Ln  
Lot 156 • Creekside  
\$483,900



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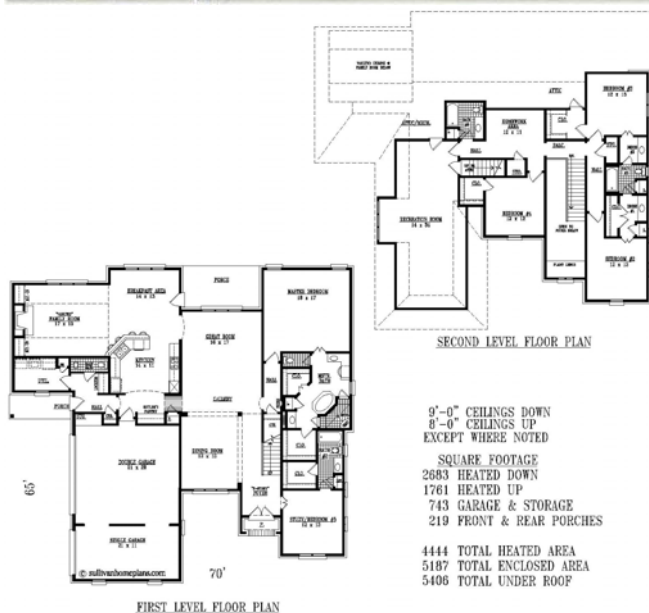
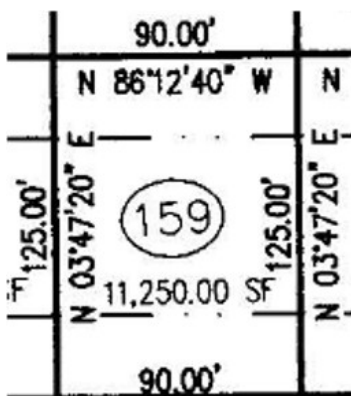
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Est. 1976

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## Creekside Standard Amenities List

- Ceilings down and up will be smooth
- Each slab is strengthened with extra steel and individually engineered
- Cut joints on garage floors to help prevent cracking
- All plumbing is strapped to help prevent noise from water pipes
- Alarm to offer security from the outside world. All downstairs doors and windows with one motion detector is standard
- Trane 13 seer HVAC with hard pipe rather than flex pipe
- Oil Rubbed Bronze hardware throughout the home
- Large floor attic spaces with plenty of flooring and ventilation
- Cabinetry is designed for your every need and want, maple wood and colors are available for your decorating ideas. Crown and rope mold are included with all kitchen cabinets
- GE stainless appliance package to guarantee you a deluxe gourmet kitchen with 30" self cleaning double ovens
- Cambria (Quartz) or Granite tops in kitchen
- All baths (if plan accommodates) have hard surface tops (granite, marble or quartz) and tile tub/shower surrounds
- Under mount stainless sink is included in every kitchen as per allowance
- Gas Cook-top
- Nail down hardwood in entry, den and dining room
- Ceramic tile in kitchen, baths and utility room
- Generous trim package
- Galvanized gutters on entire home, not flimsy aluminum gutters
- Custom shelving in all closets by Incognito
- Extensive paint and drywall walkthrough on every home before you and your family move in plus 45 day and year end punch list. Compare to other builders warranty.
- Hard plank concrete siding is used for all lap siding on the house
- MAHB Registered Builder Warranty
- Phone and Cable jacks in all bedrooms, game room, hearth room and den
- Gas logs included in fireplace
- Professionally landscaped and fully sodded yards
- Double painted insulated windows