

STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
COLUMBIA ENVIRONMENTAL FIELD OFFICE
1916 TROTWOOD AVENUE
COLUMBIA, TENNESSEE 38401-4000
615/281-7127 FAX 615/281-7000

General approval is hereby granted for lots 27 through 39 defined in Spring Haven Subdivision, Section 3, Vaughan Gap Road, Maury County, Tennessee.

The following shall be defined as general restrictions and shall apply to all lots with specific restrictions on each lot following general restrictions.

General Restrictions Prior to any construction of a structure, permanent or mobile, the plans for the exact house/structure location and the subsurface sewage system must be approved by the Environmental Specialist with the Division of Ground Water Protection in Maury County. Any cutting or filling after September 12, 1988 may render the site unsuitable. Drainageways, gullied areas, cut and fill material and disturbed soil areas are unsuitable for sewage disposal areas. Structures must be properly located to obtain gravity flow to drainfield or a pump will be required. Water taps, water lines and driveways should be located at side property lines unless otherwise noted. The High Intensity Soils Map designating suitable soil areas for this subdivision is on file at the Environmentalist's office.

SSD denotes Subsurface Sewage Disposal System.

Lot #27 Area suitable for SSD located in midportion of lot and small area located in southern portion of lot approximately 75-120 feet off southern property line. An area reserved through an easement for lot 28 SSD is located in southern portion of lot 27 approximately 70 feet off southern property line. Structure for lot 27 not to exceed three bedrooms. Area in midportion of lot will require a curtain drain.

Lot #28 Small area suitable for SSD located in northern portion of lot approximately 80 feet off northern property line and an area located in southwestern portion of lot. Also an area located in southern portion of lot 27 is reserved through an easement for SSD. Lot 28 Area is approximately 10 feet off southern property line. Structure not to exceed three bedrooms.

Lot #29 Area for SSD for lot 29 is reserved through an easement on lot 31 located approximately 10-60 feet off southern property line. Structure not to exceed three bedrooms.

Lot #30 Area for SSD for lot 30 is reserved through an easement on lot 31 located approximately 60-110 feet off southern property line. Structure not to exceed three bedrooms.

Lot #31 Area for SSD located in northern 130 foot portion of the lot. Structure not to exceed four bedrooms. May require a pump to access suitable area.

Lot #32 Area for SSD located in northern 100 foot portion of lot and southern midportion of lot approximately 150-250 feet off southern property line. Structure not to exceed four bedrooms. Also area in 110 foot southern portion is reserved in easement for lots 29 and 30.

Lot #33 Lot is suitable for SSD except for northeastern and northwestern portions of lot. Structure not to exceed five bedrooms.

Lot #34 Lot is suitable for SSD except for area along eastern property line and an area in the 100 foot southern portion midsection of lot. Structure not to exceed five bedrooms.

Lot #35 Area suitable for SSD located in the 150 foot midsection in southern portion of lot. Structure not to exceed three bedrooms. Structure should be setback 150 feet off southern property line.

Lot #36 Area suitable for SSD located in 100 foot southern portion of lot and an area in the northern portion of lot approximately 50-100 feet off northern property line and midwestern portion of lot. Structure not to exceed four bedrooms. Suitable area in midwestern portion of lot will require a curtain drain.

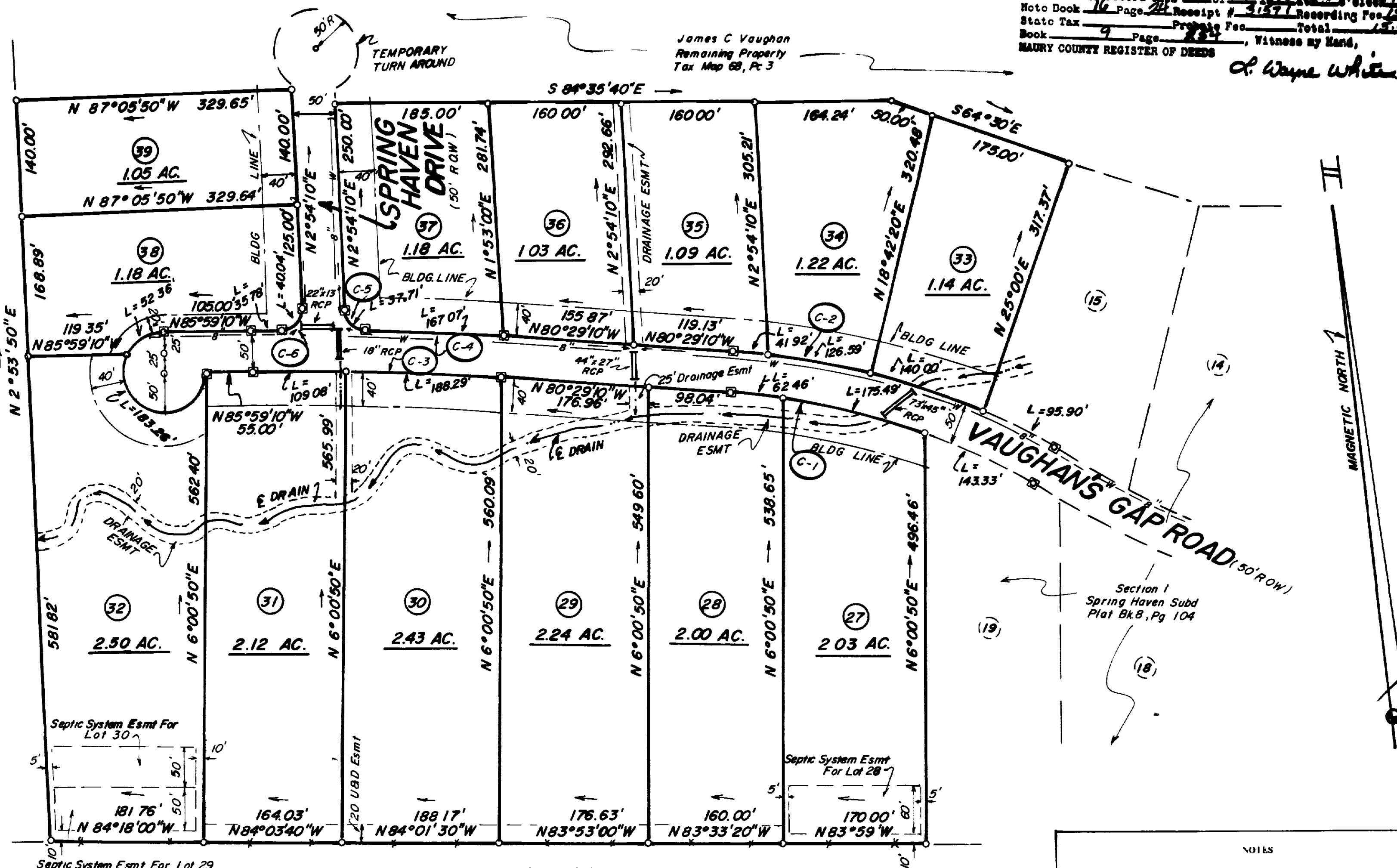
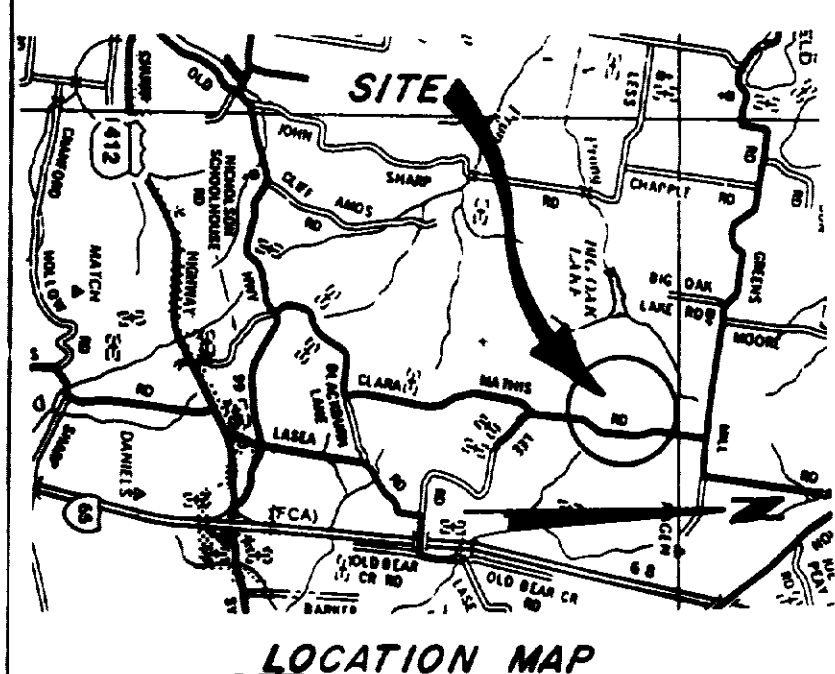
Lot #37 Southeastern portion of lot is suitable for SSD. Structure not to exceed four bedrooms. Suitable area in midwestern portion of lot will require a curtain drain.

Lot #38 Western 250 foot portion of lot is suitable for SSD. Part of suitable area will require a curtain drain. Structure not to exceed five bedrooms.

Lot #39 Area suitable for SSD located in southern midportion of lot. Structure not to exceed three bedrooms.

SEPT 7, 1993

6/2019.08/62013246



Charles D. Nelson
Deed Bk 849, Pg 538
Tax Map 68, Pg 9 09

NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-1	26° 33'	824.37	194.11	381.28	377.89
C-2	26° 23' 00"	874.37	205.89	404.41	400.81
C-3	5° 00' 00"	3097.82	148.80	297.37	297.26
C-4	5° 30' 00"	3147.82	151.20	302.17	302.05
C-5	86° 24' 56"	25.00	23.49	37.71	34.24
C-6	91° 45' 40"	25.00	25.78	40.04	35.90

I hereby certify that the water system outlined or indicated in the final subdivision plat entitled Spring Haven - Section 3 has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

11/19/93
Dated

Water Superintendent
Maury County Water System



I hereby certify that I have surveyed the tracts shown and that this plat is a true representation of the survey, and that this is a Category "I" Survey and the ratio of precision of the unadjusted survey is 1/10,000 as shown hereon.

James D. Webb
JAMES D. WEBB
TENNESSEE NO. 596

JAMES D. WEBB
Notary Public
Notary Seal
Columbia, Tennessee

NOTES

- 1) Iron Pin ☐
Concrete Monument ☒
- 2) Lots 27 thru 39 are a portion of the property obtained by James C. Vaughan as recorded in Deed Book 849, Page 538, Register's Office, Maury County, Columbia, Tennessee, and are a portion of Tax Map 68, Parcel 3.
- 3) 10' easement on all property lines parallel and abutting public roads for utility and drainage easement.
- 4) Lots 27 thru 39 and all adjoining property are zoned A-2, Rural Residential District.
- 5) Minimum Building Lines: Front 40', Side 20', Rear 30'.
- 6) All driveways and the road Right-of-Way will be at minimum 18" C&G (if ditch section is used, not applicable if curbed streets are used). All lots on Lots 27 thru 33 shall be "3" x 48" C&G or equal if crossing main ditch for access to house.
- 7) Lots 27 thru 39 are not in a flood hazard area as per F.F.M.A. FIRM Communities Panel No. 470123 0125 B, effective date 11/3/89.

CERTIFICATE OF OWNERSHIP AND DEDICATION I/WE HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS ALLEYS WALKS PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 9-23 1993 James C. Vaughan		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE COLUMBIA MUNICIPAL REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. 8/23 1993 James D. Webb		CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES I HEREBY CERTIFY (1) THAT STREETS UTILITIES AND PLUMBING HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$55,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 11/18 1993 [Signature]		CERTIFICATION OF THE APPROVAL OF WATER AND SEWAGE SYSTEM I HEREBY CERTIFY THAT THE WATER SUPPLY AND OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN. [Signature]		CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR COLUMBIA, TENNESSEE 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 MAURY COUNTY REGISTER. 11-17-93 1993 Jennifer Harris	
FINAL PLAT COLUMBIA MUNICIPAL-REGIONAL PLANNING COMMISSION				TOTAL ACRES <u>22.89</u> ACRES NEW ROAD <u>150</u> OWNER <u>James C. Vaughan</u> SURVEYOR <u>James D. Webb</u> SCALE 1" = 100'				TOTAL LOTS <u>13</u> MILES NEW ROAD <u>0.25</u> CIVIL DISTRICT <u>3 RD</u> CLOSURE ERROR <u>1/10,000</u> 100' 200' 300'	

RECORDED: PLAT BK 9, PG 254 11/19/93 90-418 C