



STATE OF TENNESSEE  
 DEPARTMENT OF HEALTH & ENVIRONMENT  
 SOUTH CENTRAL REGIONAL OFFICE  
 1216 MT. PLEASANT PIKE  
 COLUMBIA, TENNESSEE 38401-4899

General approval is hereby granted for lots 8 through 19 defined in Springhaven Subdivision, Section 1, Clara Mathis Road.

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, waterlines 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.

- S.S.D. denotes Subsurface Sewage Disposal System.
- Lot #8 Suitable soil for S.S.D. exists on lot. Structure not to exceed five bedrooms.
  - Lot #9 Suitable soil for S.S.D. exists on lot with exception of portion along north lot line. Structure not to exceed three bedrooms.
  - Lot #10 Suitable soil for S.S.D. exists in eastern portion of lot. A large portion of this soil area requires a curtain drain. Structure not to exceed three bedrooms. Water well existing on lot must be properly filled and sealed to meet soil area requirements for three bedroom structure.
  - Lot #11 Suitable soil for S.S.D. exists in central eastern portion of lot. A curtain drain is required for the western portion of this soil area. With proper structure location, lot can accommodate up to three bedrooms. Southernmost portion of structure must not exceed 180 feet from north lot line at cul-de-sac. If this house location is unacceptable, house can be located in western portion of lot with easternmost portion of house not exceeding 165 feet from west lot line.
  - Lot #12 Suitable soil for S.S.D. exists in southwest portion of lot. Locate driveway, waterline, and water tap on east property line. One hundred ninety five foot (195) minimum front of structure setback from south lot line required. Structure not to exceed three bedrooms.
  - Lot #13 Suitable soil for S.S.D. exists in southern portion of lot. Two hundred (200) foot minimum front of structure setback from south property line required. Structure not to exceed five bedrooms. If structure is less than five bedrooms, 200 foot front structure setback can be reduced.
  - Lot #14 Suitable soil for S.S.D. exists in northwest portion of lot with curtain drain required. Another suitable soil area exists in southeast portion of lot. Driveway, water tap, and waterline must be located at least 100 feet from east lot line but not to exceed 190 feet from east lot line. One hundred fifty five (155) foot minimum front structure setback required from center of south property line. Structure not to exceed three bedrooms. Proper structure location and preservation of suitable soil areas is essential to meet minimum area requirements for three bedroom S.S.D.
  - Lot #15 Suitable soil for S.S.D. is located in southeast corner of lot with a curtain drain required. Suitable soil is also located in northeast portion of lot and along west lot line. Structure not to exceed three bedrooms. Minimum front structure setback of 75 feet required from center of south property line. Rear of structure not to exceed 105 feet from center of south lot line. Driveway, water tap, and waterline must be located on and enter lot from cul-de-sac. Due to size and different locations of soil areas, a split system of drainfields may be required.
  - Lot #16 Suitable soil for S.S.D. exists in northeast portion of lot and southern portion of lot with surface drainage required. Structure not to exceed four bedrooms. Locate driveway, water tap, and waterline within 75 feet of west property line. Easternmost portion of house must not exceed 65 feet from west lot line if basement cut made or not to exceed 80 feet from west lot line if no basement cut made. Southernmost portion of house must not exceed 80 feet from center of north lot line. Proper structure location is essential to obtain four bedroom structure.
  - Lot #17 Suitable soil for S.S.D. exists in southern and southeast portion of lot. Structure not to exceed three bedrooms. Rear of structure must not exceed 135 feet from north lot line. Pump system will probably be required to reach suitable soil areas.
  - Lot #18 Suitable soil for S.S.D. exists in southern portion of lot. Structure not to exceed three bedrooms. Pump system will probably be required to reach suitable soil areas.
  - Lot #19 Suitable soil for S.S.D. exists in southern and midwestern portions of lot. Southernmost portion of house must not exceed 175 feet from cul-de-sac at north property line. Structure not to exceed three bedrooms. Pump system may be required to reach suitable soil areas.

- NOTES
- 1) Iron Pin
  - 2) Concrete Monument
  - 3) Lots 8 thru 19 are a portion of the property obtained by James C. Vaughan as recorded in Deed Book 505, Page 210, Register's Office, Maury County, Columbia, Tennessee and are a portion of Tax Map 68, Parcel 3.
  - 4) 10' easement on all property lines parallel and abutting public roads for utility and drainage easement.
  - 5) Lots 8 thru 19 and all surrounding property are zoned A-2, Rural Residential District.
  - 6) Minimum Building Lines: Front 40'  
Side 20'  
Rear 30'
  - 7) Lot 8 is subject to the right-of-way of Clara Mathis Road to Maury County, Tennessee.
  - 8) All driveway tiles inside road R.O.W. will be at minimum 18" C.M.P.



CERTIFICATION OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system outlined or indicated on the final subdivision plat entitled **SPRING HAVEN SECTION I** 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.

Date 2-29-91 Bill Mabry  
 Water Superintendent  
 Maury Co. Water System



CLARA MATTHEWS ROAD (50' R.O.W.)

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	30° 00' 00"	833.37'	223.30'	436.35'	431.38'
C2	30° 00' 00"	883.37'	236.70'	462.53'	457.27'
C3	26° 30' 00"	824.37'	194.11'	381.28'	377.89'
C4	26° 30' 00"	874.37'	205.89'	404.41'	400.81'

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 I (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.

Date 2-25 19 91  
James C. Vaughan  
 OWNER - 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.

Date NOV 15 19 90  
James D. Webb  
 REGISTERED ENG. OR SURVEYOR  
 James D. Webb  
 Engineer-Surveyor  
 223 East Campbell Blvd.  
 Columbia, TN 38401

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY (1) THAT STREETS UTILITIES AND DRAINAGE HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$25,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Date 2-27 19 91  
W. J. [Signature]  
 CITY MANAGER

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE 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.

Date \_\_\_\_\_ 19 \_\_\_\_\_  
 CITY ENGINEER AND/OR COUNTY SANITARIAN

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 CO. REGISTER

Date 2-27 19 91  
DeMuel [Signature]  
 SECRETARY, COLUMBIA MUNICIPAL-REGIONAL PLANNING COMMISSION

**FINAL PLAT**  
 SUBDIVISION - **SPRING HAVEN** SECTION **1**  
**COLUMBIA**  
 MUNICIPAL-REGIONAL PLANNING COMMISSION

TOTAL ACRES <u>19.95</u>	TOTAL LOTS <u>12</u>
ACRES NEW ROAD <u>1.20</u>	MILES NEW ROAD <u>0.2</u>
OWNER <u>JAMES C. VAUGHAN</u>	CIVIL DISTRICT <u>3rd</u>
SURVEYOR <u>JAMES D. WEBB</u>	CLOSURE ERROR <u>1/7500+</u>
SCALE 1" = 100' 0" 100' 200' 300'	