

STATE OF TENNESSEE
DEPARTMENT OF HEALTH & ENVIRONMENT
SOUTH CENTRAL REGIONAL OFFICE
1125 MT. PLEASANT PIKE
COLUMBIA, TENNESSEE 38401-4599

General approval is hereby granted for lots # 10 thru 47 defined in Olivia Place, Section 3.

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 February 18, 1992 may render the site unsuitable. Drainage easements, gullies, 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 Soil 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 # 10 Suitable soil for S.S.D. exists in midportion of lot. Locate house in southwest portion of lot with rear of house not to exceed 105' from front property line or to rear of lot with 170' front setback from front property line. Locate driveway and waterline on south property line. Structure not to exceed 3 bedrooms. Proper structure location is essential.

Lot # 11, 24, Suitable soil exists for S.S.D. Structure not to exceed 4 bedrooms.

Lot # 12, 34 Suitable soil exists on lot with exception of southeast portion. Structure not to exceed 4 bedrooms.

Lot # 13 Suitable soil for S.S.D. exists on lot with exception of midnorthern portion. Structure not to exceed 4 bedrooms.

Lot # 14 Suitable soil for S.S.D. is located in western, midnorthern, and northeast portion of lot. Locate structure, driveway, and waterline on south side of lot. Front setback of 110' from front property line required.

Lots # 15, 16, Suitable soil for S.S.D. is located in western and eastern portions of lots. Midsection unsuitable. Structure not to exceed 4 bedrooms. Structure setbacks from front property lines as follows:
Lot # 15 - 140' minimum
Lot # 16 - 120' minimum
Lot # 17 - 160' minimum

Locate driveway and waterline for lot # 17 on north property line.

Lot # 18 Suitable soil for S.S.D. located in southern and midnorthern portion of lot. Structure setback of 150' from front property line required. Structure not to exceed 4 bedrooms.

Lots # 19, 42 Suitable soil for S.S.D. is located in eastern half of lot. Locate driveway and waterline on west side of lot. Structure not to exceed 3 bedrooms.

Lot # 20 Suitable soil for S.S.D. is located in northern and southern portions of lot. Proper structure location can accommodate 3 bedroom structure.

Lot # 21 Suitable soil for S.S.D. is located in northeastern portion of lot. Structure not to exceed 3 bedrooms.

Lot # 22 Suitable for S.S.D. with exception of northeastern portion of lot. Structure not to exceed 4 bedrooms.

Lots # 23, 33 Suitable soil exists with exception of southeastern portion of lots. Structures not to exceed 4 bedrooms. On lot # 23, locate driveway and waterline on east property line.

Lot # 26 Suitable for S.S.D. with exception of midwestern portion of lot. Locate structure to southeast of lot with 100' setback from front property line. Structure not to exceed 4 bedrooms.

Lot # 27 Western half of lot is suitable for S.S.D. Structure not to exceed 4 bedrooms.

Lot # 30 Suitable for S.S.D. with exception of unsuitable soil area in midwestern portion of lot. Structure not to exceed 4 bedrooms.

Lot # 31 Suitable for S.S.D. with exception of small area in northeastern portion of lot. Structure not to exceed 4 bedrooms.

Lots # 39, 40 Suitable for S.S.D. with exception of northeast corner of lot # 39 and northwest corner of lot # 40. Structures not to exceed 4 bedrooms.

Lot # 41 Suitable soil for S.S.D. exists in southwest portion of lot. Structure not to exceed 3 bedrooms.

Lots # 43, 44 Suitable soil for S.S.D. is located in southern and northwestern portions of lots. Locate driveway and waterline on east side of lots. Locate structure with 120' setbacks from front lot line. Structures not to exceed 3 bedrooms on lot # 43 and 4 bedrooms on lot # 44.

Date 12-7-89
J.M. & C. R. R. E.
Environmental Specialist
Division of Ground Water Protection

See
attachment
Lots 44 & 45

Maury County, State of Tennessee
Received for record the 24 day of Jan 1992 at 1:02 o'clock P.M.
Note Book 12 Page 411 Receipt # 46713 Recording Fee 15.00
State Tax Probate Fee Total 15.00
Book 7 Page 330 Witness my hand & Seal of Office
Register

CERTIFICATION OF OWNERSHIP:

John P. Cobb
Judy Langsdon

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system (s) outlined or indicated on the final subdivision plat entitled OLIVIA PLACE, SEC. 3 has/have 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.

1-24-1992 Bill Mabry
Date Bill Mabry, Manager
Maury County Water System

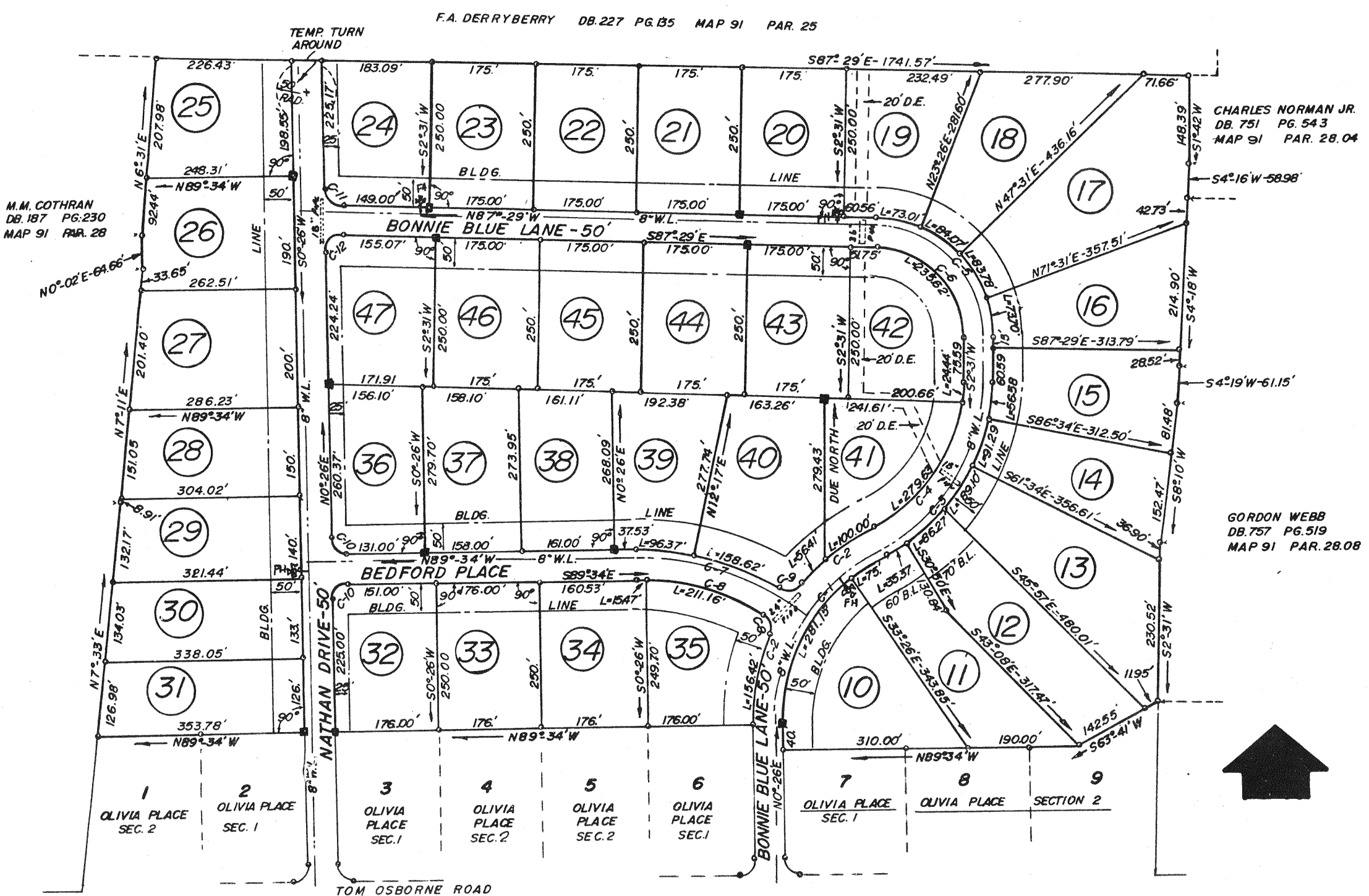
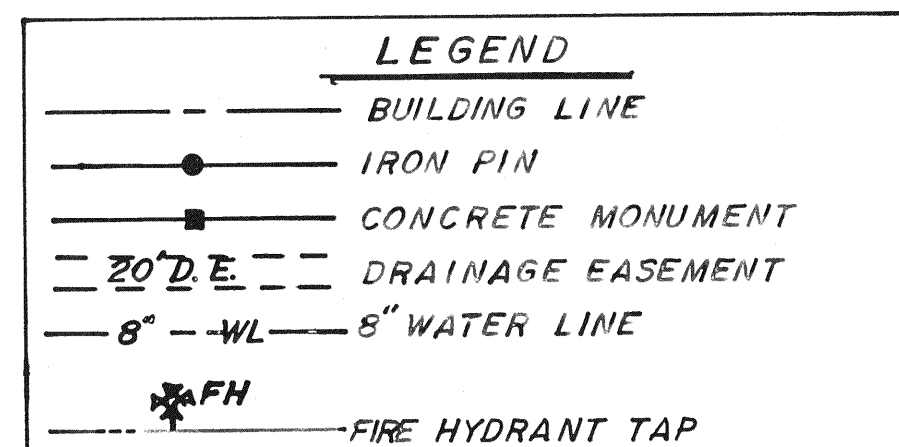
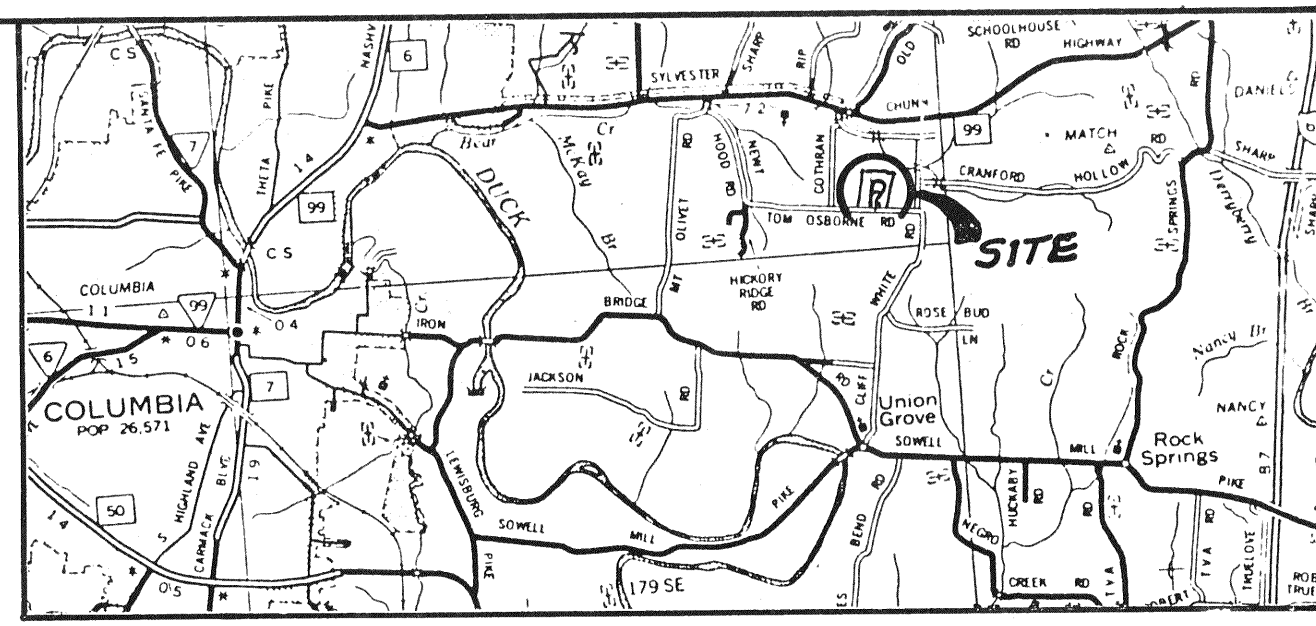


15' DIA. MIN. DRIVEWAY TILE-20' LONG.

10 FOOT EASEMENT ON ALL LOT LINES PARALLEL TO ROAD AND 5 FOOT EASEMENT ON ALL ABUTTING LOTS OR INTERIOR LOT LINES FOR UTILITY AND DRAINAGE.

PROPERTY ZONED A-2

CURVE DATA					
NO.	Δ	D	T	L	R
1	65°	18°15'03"	200'	356.15'	313.94'
2	65°	15°44'36"	231.85'	412.87'	363.94'
3	62°55'	17°31'37"	200'	358.97'	326.90'
4	62°55'	20°41'30"	169.41'	304.07'	276.90'
5	90°	28°38'52"	200'	314.16'	200'
6	90°	38°11'50"	150'	235.62'	150'
7	32°30'	12°44'44"	131.03'	254.99'	449.54'
8	32°30'	14°20'26"	116.45'	226.63'	399.54'
9	84°05'34"		25'	40.68'	27.72'
10	90°		25'	39.27'	25'
11	92°05'		25.93'	40.18'	25'
12	87°55'		25'	39.78'	25.93'



OLIVIA PLACE

FINAL PLAT

SECTION 3

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 1-24-1992 Judy Langsdon	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. Nov. 1 1989 Paul J. Boatright	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 \$15,840 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. January 23 1990 Shelley Edlen Cooper	CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE WATER AND SEWERAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN. January 23 1990 Shelley Edlen Cooper	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. 1-22-90 Paul J. Boatright	COLUMBIA MUNICIPAL-REGIONAL PLANNING COMMISSION TOTAL ACRES 41.51 ACRES NEW ROAD 4.53 OWNER JERRY COBB SURVEYOR PAUL J. BOATRIGHT SCALE 1" = 200'	TOTAL LOTS 38 MILES NEW ROAD 0.75 CIVIL DISTRICT 4th CLOSURE ERROR 200 0 200 400
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to be attached
to Olivia Place
Sec. 3
P B 7/330

NOTE

By action taken February 18, 1992, the Maury County, Tennessee Commission adopted Resolution No. 26 which thereby abandoned the utility and drainage easement along the lot line between Lots 44 and 45 in Olivia Place Subdivision, Section 3.

Dated: February 19, 1992

Judy Langsdon
Judy Langsdon, Director
Maury County Office
of Community Development

RESOLUTION NO. 26

RESOLUTION ABANDONING EASEMENT IN
OLIVIA PLACE SUBDIVISION, SECTION 3

WHEREAS, Dan Chance is the owner of Lots 44 and 45 in Olivia Place Subdivision, Section 3, of record in Plat Book 7, Page 330, Maury County Register's Office; and

WHEREAS, the Plat has a standard interior easement for utilities and drainage along the Lot line between Lot 44 and 45; and

WHEREAS, the owner plans to combine the Lots and build on the Lot line easements and it is necessary for the County to abandon the Lot line easements to allow such building.

NOW, THEREFORE, BE IT RESOLVED by the Maury County Legislative Body that the County does hereby abandon the Lot line easements for the Lot line between Lots 44 and 45 of the Olivia Place Subdivision, Section 3, as shown in Plat Book 7, Page 330, Maury County Register's Office.

THIS 18th day of February, 1992.

APPROVED BY: SAM D. KENNEDY
COUNTY EXECUTIVE