

379-2

FINAL PLAT HIGHLAND WOODS SUBDIVISION PHASE III

17 TH CIVIL DISTRICT
FRANKLIN COUNTY, TENNESSEE

12.86 Acres Subdivided

Developer: Marvin Parker Building And Development Company
Avery Smith
615-849-5202

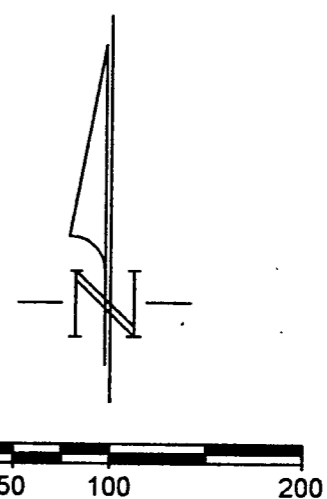
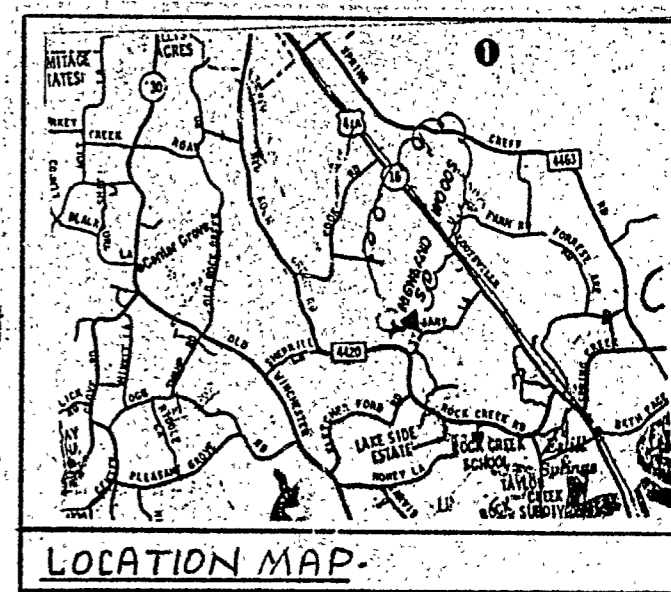
Subject property is a portion of parcel described in Db 311, Pg 364, ROCCT
and 312 - 90

Tax Map ___ Parcel ___

The project area is not located in a designated flood zone

This plat is based on a Category II survey having unadjusted precision of 1:7500

Driveway culverts shall be 15-in minimum diameter with minimum length of 18 feet



Building Location Restrictions

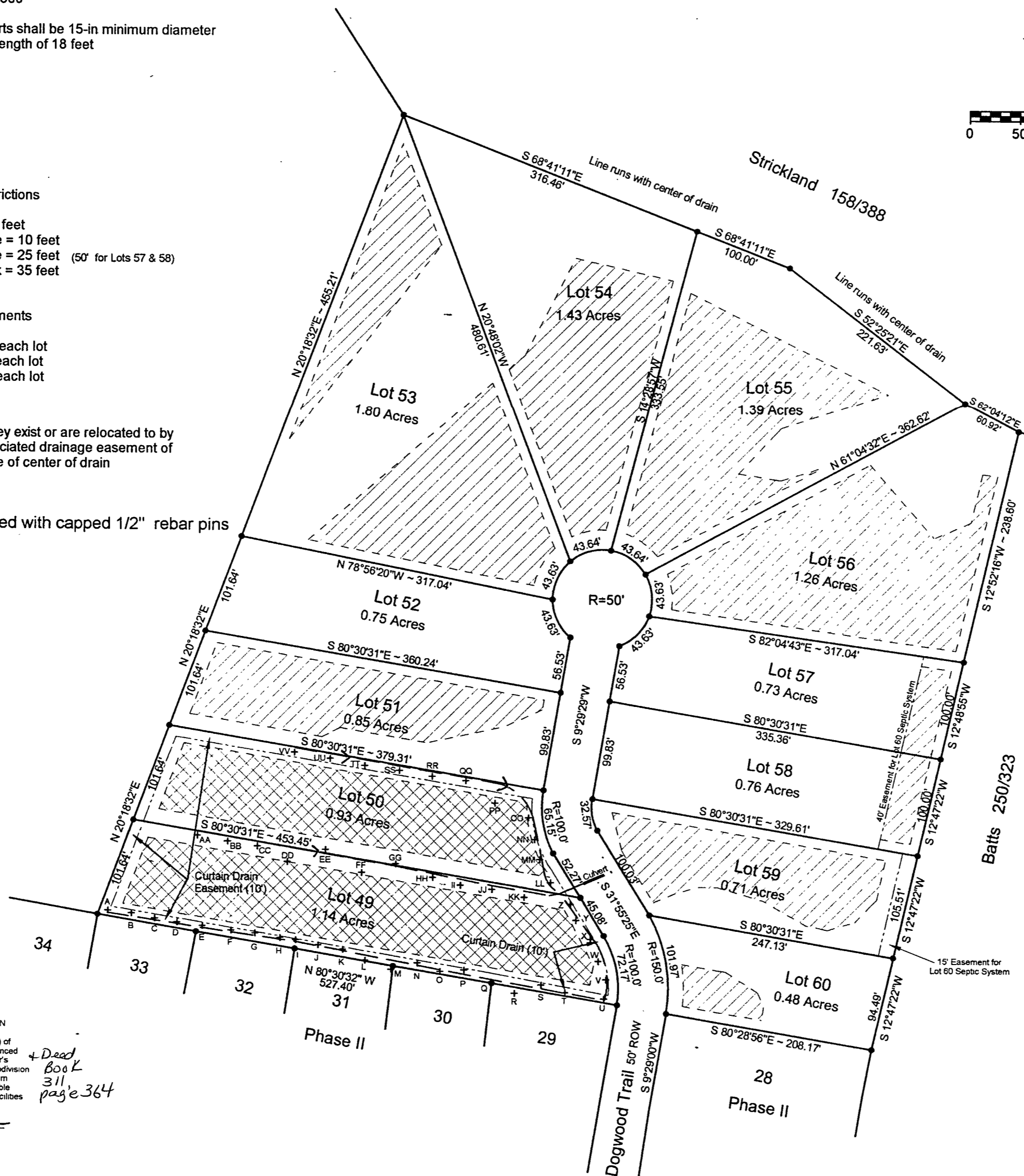
- front setback = 50 feet
- side line clearance = 10 feet
- rear line clearance = 25 feet (50' for Lots 57 & 58)
- side street setback = 35 feet

Utility / Drainage Easements

- 10 feet on front of each lot
- 5 feet on sides of each lot
- 10 feet on rear of each lot

Natural drains where they exist or are relocated to by developer have an associated drainage easement of 20' width - 10' either side of center of drain

All lot corners marked with capped 1/2" rebar pins



STATE OF TENNESSEE, FRANKLIN COUNTY
 This instrument noted in Note Book , Page
 at 2:00 o'clock P.m. on the 14th
 day of August, 2003, and recorded in
 Plat Envelope 379 A
 State Tax paid \$, Fee \$
 DP Fee \$ 2.00, Recording Fee \$ 15.00
 Total \$ 17.00 Receipt No. 57797
Alpha Carter Johnson

- Approval For Subsurface Sewage Disposal
- General Approval is hereby granted for Lots 49 thru 60 defined in Phase III of Highland Woods Subdivision. 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 disposal system must be approved by the Environmental Specialist with the Division of Ground Water Protection in Coffee County. Any cutting or filling after 04 January 2003 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 drainfields, 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 Environmental Specialist's office.
- SSD denotes Subsurface Sewage Disposal System
- Lots 49 & 50: Suitable soil for subsurface sewage disposal system is located on entire lot. Lot can accommodate a structure not to exceed three bedrooms. A curtain drain is required. Lots 49 & 50 have a common curtain drain servicing both lots located on the south and west property line of Lot 49 and the north and west property line of Lot 50.
 - Lot 51: Suitable soil for subsurface sewage disposal system is located on northwestern portion of lot. Lot can accommodate a structure not to exceed three bedrooms. House to be located on minimum building setback line.
 - Lot 52: Suitable soil for subsurface sewage disposal system is located on entire lot. Lot can accommodate a structure not to exceed three bedrooms.
 - Lot 53: Suitable soil for subsurface sewage disposal system is located on southeastern portion of lot. Lot can accommodate a structure not to exceed three bedrooms. House to be located on minimum building setback line.
 - Lot 54: Suitable soil for subsurface sewage disposal system is located on southern portion of lot. Lot can accommodate a structure not to exceed three bedrooms. House to be located on minimum building setback line.
 - Lot 55: Suitable soil for subsurface sewage disposal system is located on southeastern portion of lot. Lot can accommodate a structure not to exceed three bedrooms. House to be located on minimum building setback line.
 - Lot 56: Suitable soil for subsurface sewage disposal system is located on southern portion of lot. Lot can accommodate a structure not to exceed three bedrooms. House to be located on minimum building setback line.
 - Lot 57: Suitable soil for subsurface sewage disposal system is located on entire lot. Lot can accommodate a structure not to exceed three bedrooms. House to be located on minimum building setback line. Easement for Lot 60 runs along east side of lot.
 - Lot 58: Suitable soil for subsurface sewage disposal system is located on entire lot. Lot can accommodate a structure not to exceed three bedrooms. House to be located on minimum building setback line. Easement for Lot 60 runs along east side of lot.
 - Lot 59: Suitable soil for subsurface sewage disposal system is located on northern portion of lot. Lot can accommodate a structure not to exceed three bedrooms. House to be located on minimum building setback line. Easement for Lot 60 runs along east side of lot.
 - Lot 60: Suitable soil for subsurface sewage disposal system is located on northern and southwestern portion of lot. Lot can accommodate a structure not to exceed three bedrooms. A pump system may be required. Septic field lines are to be located in the easement which runs along the east side of Lots 57, 58, and 59.

A	94.1'	AA	94.3'
B	95.0'	BB	93.7'
C	95.7'	CC	94.1'
D	95.0'	DD	93.9'
E	94.9'	EE	93.9'
F	94.9'	FF	93.1'
G	94.7'	GG	92.8'
H	94.1'	HH	92.3'
I	94.3'	II	91.8'
J	94.1'	JJ	91.5'
K	93.9'	KK	90.8'
L	93.9'	LL	90.3'
M	93.8'	MM	90.5'
N	93.4'	NN	91.0'
O	93.3'	OO	91.8'
P	93.7'	PP	92.1'
Q	93.1'	QQ	93.0'
R	92.8'	RR	92.7'
S	92.0'	SS	93.3'
T	92.3'	TT	93.5'
U	91.2'	UU	93.4'
V	90.6'	VV	93.4'
W	91.4'		
X	91.0'		
Y	90.7'		
Z	90.0'		

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 312, Pages 70, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, established the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.
 8-14-03 2002 *[Signature]*
 Date Owner(s)

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I hereby certify that the water system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee such installation.
 8-14-03 2002 *[Signature]*
 Date Water System Superintendent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS
 I hereby certify that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to specifications cited within the Estill Springs Regional Subdivision regulations.
 8-9-03 2002 *[Signature]*
 Date Supt. of Public Works

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been found to comply with Estill Springs Subdivision regulations, 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 county register.
 8-8-03 2003 *[Signature]*
 Date Secretary, Planning Commission

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey as required by the Estill Springs Regional Planning Commission and that monuments have been placed as shown hereon to the specifications of the county engineer or his authorized representative. Precision of the unadjusted survey was 1:7500.
 8-6-03 2003 *[Signature]*
 Date



Microfilmed By:
Pleasant Valley
 Microfilming Services
 3810 Pleasant Valley Road
 Cosby, TN 37722
 Ph: # (423) 457-3404

8/8/03 *[Signature]*
 Date Environmental Specialist