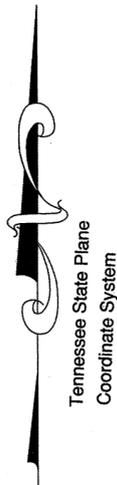
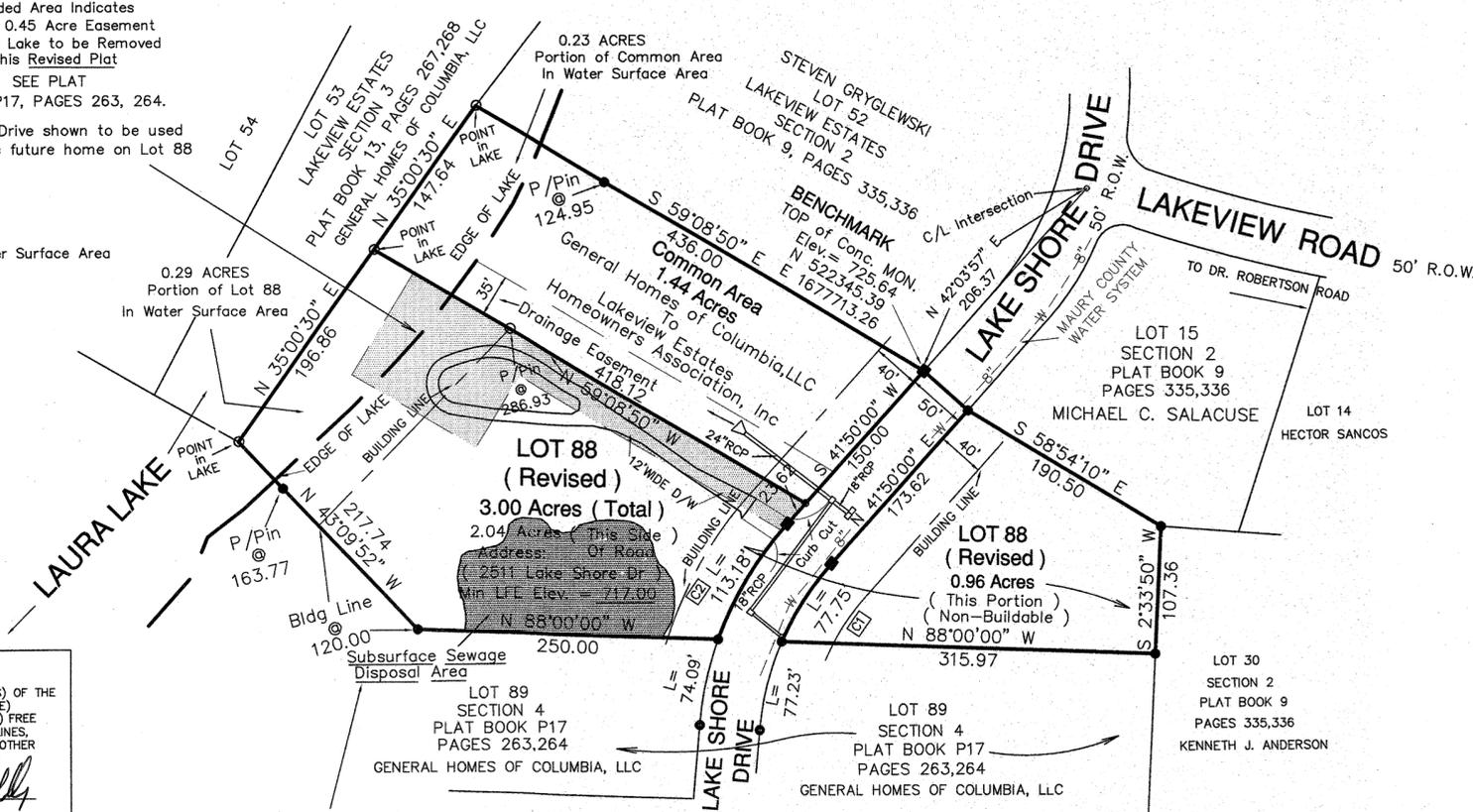
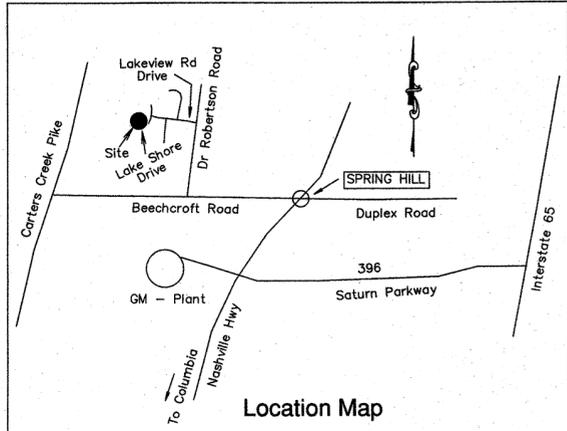
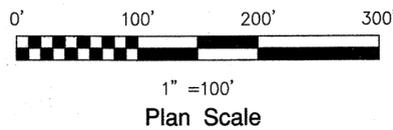


LAKEVIEW ESTATES LOT 88 - Revised SECTION 4



Shaded Area Indicates Existing 0.45 Acre Easement to Laura Lake to be Removed per this Revised Plat
SEE PLAT BOOK P17, PAGES 263, 264.
Existing Drive shown to be used to access future home on Lot 88



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.
9/25/14 Eugene Heller, Kirk P. Kelly
DATE OWNER GENERAL HOMES OF COLUMBIA, LLC

CERTIFICATION OF COMMON AREAS DEDICATION
GENERAL HOMES OF COLUMBIA, LLC in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within LAKEVIEW ESTATES for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.
"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.
9/25/14 Eugene Heller, Kirk P. Kelly
Date Owner

The graphic areas shown are for informational purposes to Owners and Builders. If the soils areas are disturbed or encroached upon, the Owners and/or Builders shall coordinate with the Tennessee Department of Environment & Conservation to obtain additional approvals prior to being issued a Building Permit or Certificate of Occupancy.

LEGEND

1/2" SIR	○	1/2" SET IRON ROD (Surveying Cap)
1/2" FIR	●	1/2" FOUND IRON ROD (Surveying Cap)
R.O.W. Mon	■	Concrete R.O.W. Monument
(See other described property corners)		
Fence	-X-	X-X-X

Curve Data

C1	Δ = 18°33'43"	R=240.00'	T=39.22'	L=77.75'
	Chd Brg/Distance N32°33'08"E 77.41'			
C2	Δ = 22°21'42"	R=290.00'	T=57.32'	L=113.18'
	Chd Brg/Distance S30°39'09"W 112.47'			

CERTIFICATION OF COMMON AREAS ACCEPTANCE
THE LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION, INC. in recording this plat accepts certain areas of land shown hereon as common areas intended for use by the homeowners within LAKEVIEW ESTATES SUBDIVISION for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.
"Declaration of Covenants and Restrictions", applicable to the above named subdivision, incorporated and made part of this plat are part of this acceptance.
This acceptance is made and based upon the appropriate procedures and approving votes by members of the THE LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION, INC. in accordance with the referenced "Declaration of Covenants and Restrictions"; the date of said vote being 03-29-2014.
09-09-2014
Date
Kenny Hay
President
LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION, INC.
2115 SUE LANE
SPRING HILL, TN 37174
email - kenny.hay@atmosenergy.com

PRELIMINARY
Based on an investigation of Lot 88 (Revised) shown, on date 08-22-2014 I, Norman Marable, Soils Scientist observed no obvious signs of cut or fill of the original soils map area.
9/22/14
Date
Norman Marable

CERTIFICATION
I hereby certify that the subdivision plat shown hereon has been found to comply with the Maury County Subdivision Regulations, with the exception of such variances, if any, as are noted in the Minutes of the the Planning Commission, and that is has been approved for recording in the Office of the County Register.
9/29/14
Date
Vice - Secretary, Maury County Regional Planning Commission

- NOTES:**
This Lot 88 (Revised) IS KNOWN AS (2511 Lake Shore Dr) and is Tax Map 24, Parcel 1.00
"PURPOSE" OF THIS PLAT IS TO REMOVE EXISTING LAKE ACCESS ON LOT 88 AND SHOW THE 1.44 ACRES COMMON AREA TO BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION. THIS PLAT ALSO SHOWS THE REVISED AREA OF LOT 88 TO BE 3.00 ACRES TOTAL.
SEE PREVIOUS ORIGINAL PLAT RECORDED IN PLAT BOOK BOOK P17, PAGES 263, 264.
- PROPERTY IS OWNED BY : GENERAL HOMES OF COLUMBIA, LLC
DEED BOOK 1266, PAGE 315
Tax Map 24, Parcel 1.00
 - (ZONED A-2) (RURAL RESIDENTIAL)
MINIMUM BUILDING SETBACKS FRONT 40', SIDE 20', REAR 30' (SEE SETBACKS AT LAKE)
 - MAILBOXES AND OTHER STRUCTURES ON COUNTY R.O.W. SHALL BE NO LONGER THAN A SINGLE 4" WOOD POST OR A SINGLE 2" DIAMETER METAL POST EMBEDDED NO MORE THAN 24" INTO THE GROUND.

- LOTS ARE NOT IN A DESIGNATED FLOOD HAZARD AREA AS PER F.E.M.A. F.I.R.M. PANEL # 47119 C0065E, EFFECTIVE DATE APRIL 16, 2007.
- WATER SERVICE IS FROM COLUMBIA WATER SYSTEM.
- SEE PREVIOUS PLAT RECORDED IN PLAT BOOK P17, PAGES 263, 264 FOR SUBSURFACE SEWAGE DISPOSAL NOTES AND CERTIFICATION BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION FOR LOT 88.
- SEE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKEVIEW ESTATES SUBDIVISION IN DEED BOOK R2269, PAGES 625 - 646.
- SEE BENCHMARK FOR ELEVATION REFERENCE FOR DETERMINATION OF THE "LFE", LOCATED AT THE NORTHEAST CORNER OF 1.44 ACRE COMMON AREA AT THE R.O.W. SEE MINIMUM "LFE" SHOWN FOR LOT 88.
- "LFE" = Lowest Floor of lowest enclosed area including a basement. Comply with requirements of Resolution 03-07-25.
- 10' easement on all property lines parallel and abutting public roads and 5' easement on all interior lot lines for utility and drainage easement.
- 1.44 ACRE "COMMON AREA" is a non-buildable lot and cannot be subdivided.

CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACTS SHOWN, THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY, THIS IS A CATEGORY "1" SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:15,000 + AS SHOWN HEREON.
9/18/2014
DATE
William R. Strebbing, III
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2658



09/29/2014-10:02 AM
14010997
1 PGS : AL - PLAT
SUBSIE BATCH: 151622
PLAT BOOK : P20
PAGE : 172
RRC \$15.00 DP \$2.00 ARC \$0.00
TOTAL AMOUNT 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS
dougsewebbengineering.com

General approval is hereby granted for lots 88 - defined in Lakeview Subdivision, Section 4. 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 July 9, 1999, 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.S. denotes Subsurface Sewage Disposal System.
Lot #88 Suitable soil begins approximately 50 feet west of Lakeshore Drive along the southern property line and extends to a point 150 feet off Lakeshore Drive. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms utilizing a conventional SSD system for the primary and a Wisconsin mound system for the duplication. A curtain drain is required. A pump system will be required.

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CIVIL ENGINEERS & LAND SURVEYORS
2888 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE (601) 388-2529
www.dougsewebbengineering.com

WESA
WEBB ENGINEERS & SURVEYORS

Client
GENERAL HOMES OF COLUMBIA, LLC
241 PULASKI HWY
COLUMBIA, TN 38401

(Revised) FINAL PLAT OF SURVEY LOT 88 - REVISED
LAKEVIEW ESTATES - SECTION 4
SECTION 4 - SPRING HILL, TN 37174

DATE	REVISIONS

14531 - C
Scale: Vertical Horizontal