

RESTRICTIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOX ZONING ORDINANCES AND THE CITY ENGINEER'S APPROVAL.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL.
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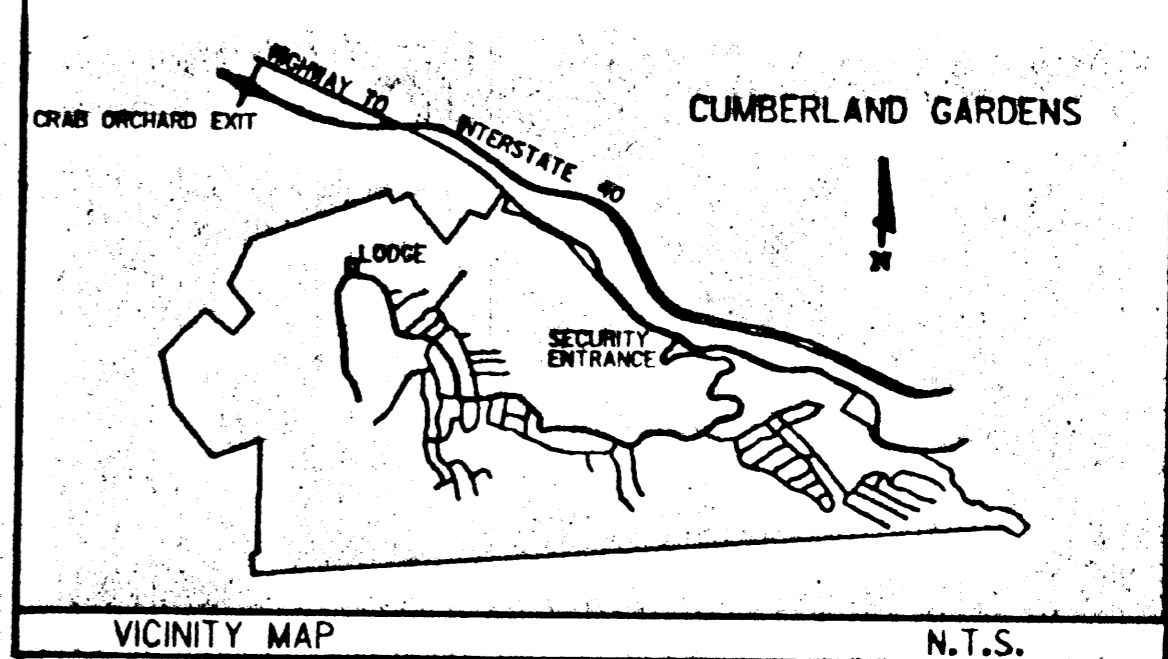
THE ABOVE IS A LIST OF RESTRICTIONS DEALING WITH BLOCK 15 OF CUMBERLAND GARDENS. PLEASE NOTE THE FOLLOWING:

1. As above noted, all subsurface sewage systems to be installed and of the standard 4 inch drainpipe type.
2. The Designer (DDT) when appearing in the NW. QUARTER PARTITION shall stand for LARGE DIAMETER DRAINPIPE TRENCH system and is the system of choice for this lot.
3. The Designer (DDT) when appearing in the NW. QUARTER PARTITION shall stand for LBJ PRESSURE PIPE system and is the system of choice for this lot. Some lots will carry a dual rating depending upon which disposal system is used.
4. The CUT BACK setback is to be observed on all lots which have cut backs either on front or rear which affect the disposal system.
5. DRAINAGE CONTRACTS will be specified on the BUILD PANS and will be specified by the Environmental Specialist at the time of system design.

INSTRUCTIONS

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Exp. dec. 17 Cor. & rest.
A.B. 360, pg. 305



Certification of General Approval for Installation of Subsurface Sewage Disposal Systems with Restrictions.

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

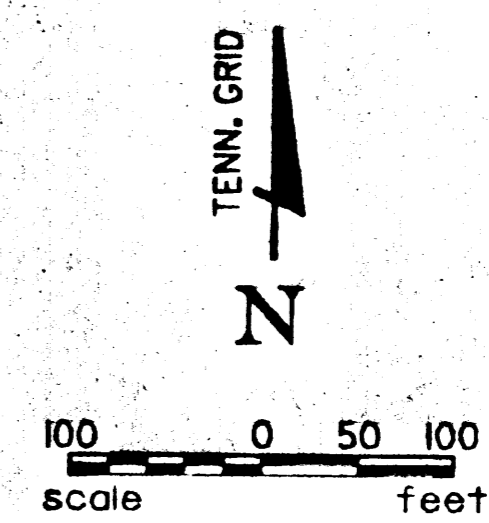
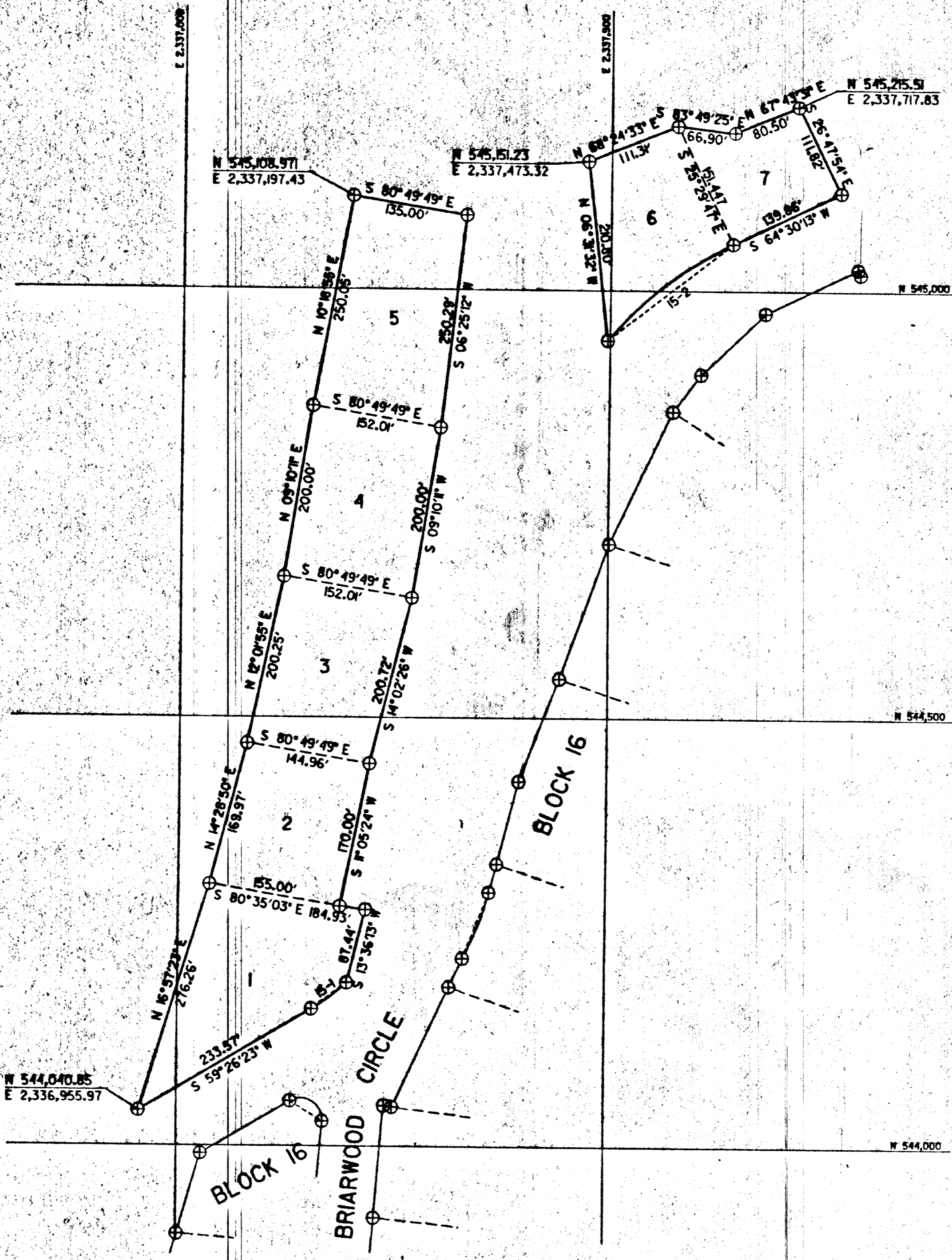
Date 14 June, 1988
J.M. Ledwith RPE
Local Health Authority

CURVE DATA

NO.	Δ	R	L	CHORD	
				B	L
15-1	11°18'08"	260.00'	51.29'	S 53°47'19" W	51.20'
15-2	25°18'51"	420.00'	185.56'	S 51°50'47" W	184.06'

AREAS

LOT	SQ. FT.
1	34,724
2	25,436
3	29,697
4	30,401
5	35,876
6	23,672
7	16,932
TOTAL AREA =	196,738 SQ. FT. OR 4.6 ACRES



LEGEND
IPND ⊕ SET IRON PIN

- NOTES:**
1. IRON PINS SET OR FOUND AT ALL CORNERS AS NOTED.
 2. A 10' WIDE EASEMENT FOR DRAINAGE & UTILITIES IS RESERVED. 5' EACH SIDE OF ALL LOT LINES. 10' ADJACENT TO ALL R.O.W. LINES.
 3. GRID SHOWN IS TENNESSEE STATE GRID ADJUSTED TO PROJECT ELEVATION DATUM.
 4. BUILDING-SET-BACK IS 30' FROM R.O.W., OR AS APPROVED BY THE ARCHITECTURAL CONTROL COUNCIL.
 5. DEED REFERENCE: W.D. 311, PG. 384-393.
 6. MINIMUM BUILDING SQUARE FOOTAGE IS 1,300 SQ.FT..

CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES FOR PRIVATE USE.

DATE: 06/07/88
NAME: CUMBERLAND GARDENS LIMITED PARTNERSHIP
By Cumberland Gardens Management Co., Inc.
NAME: HEINER SCHUSTER
VICE PRESIDENT

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE AND THAT THIS PLAN CONFORMS TO A FIELD SURVEY WITH UNADJUSTED ERROR OF CLOSURE NOT LESS THAN 1/7500 AND IS A CLASS "A" SURVEY.

Doug C. Clark
TENNESSEE LICENSE NO. 1329

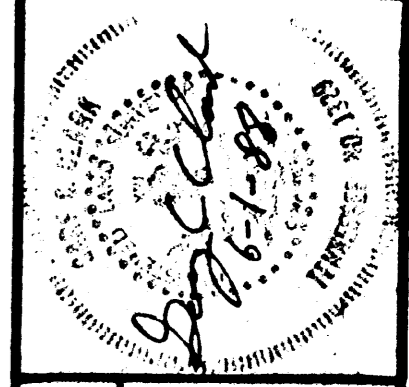
REGISTER'S OFFICE
STATE OF TENNESSEE, SS
CUMBERLAND COUNTY
Received for record, to 20th
June 1988 at 2:22 o'clock P.M.
Noted in Note Book 2 page 122
and Recorded in Plat Book No. 2
page 207. Fee \$150.00 Paid

Witness my hand
Receipt # 21934
Judy Graham Swallows
By: Marie Bernard D.E.

PREPARED BY:
BARGE, WAGGONER, SUMNER AND CANNON ENGINEERS AND PLANNERS
SUITE 2400 PLAZA TOWER
KNOXVILLE, TENNESSEE 37929
(615) 637-2810

PREPARED FOR:
CUMBERLAND GARDENS, LIMITED PARTNERSHIP
ROUTE 4, BOX M3
CRAB ORCHARD, TENNESSEE 37723
(615) 484-5285

NAME:
LOCATION:
BUILDING IDENTIFICATION:



CUMBERLAND GARDENS
REPLAT
BLOCK NO. 15
4TH CIVIL DISTRICT CUMBERLAND COUNTY, TENNESSEE

CHK.	DATE	DESCRIPTION
	11/87	ORIGINAL ISSUE
	6/88	REVISED ISSUE
DR.	CADD	

SHEET 1
OF 1
FILE NO. 9916-BLK15

LOT NO.	NO. BEDROOMS	MINIMUM SETBACK	MAX. AREA (S.F.)
1	3	75 FT. FROM ROAD TO REAR OF HOUSE	10,000
2	2	TO BE DETERMINED BY ENVIRONMENTALIST	10,000
3	2	75 FT. FROM ROAD TO FRONT OF HOUSE	10,000
4	2	75 FT. FROM ROAD TO REAR OF HOUSE	10,000
5	2	TO BE DETERMINED BY ENVIRONMENTALIST	10,000
6	2	TO BE DETERMINED BY ENVIRONMENTALIST	10,000
7	2	TO BE DETERMINED BY ENVIRONMENTALIST	10,000

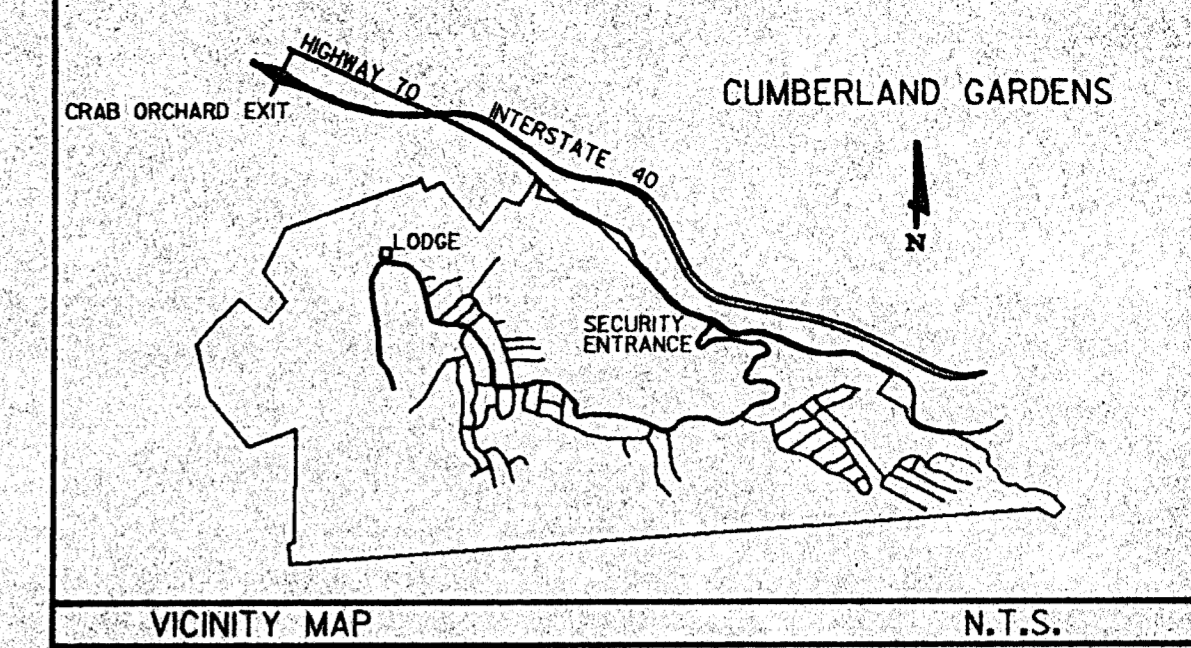
THE ABOVE IS A LIST OF RESTRICTIONS DEALING WITH BLOCK 15 OF CUMBERLAND GARDENS. PLEASE NOTE THE FOLLOWING:

- Unless noted, all subsurface sewage systems to be installed are of the standard 4 inch drainpipe type.
- The designator LDDT when appearing in the MR. BEDROOMS MAXIMUM column stands for LARGE DIAMETER DRAINPIPE TRENCH system and is the system of choice for this lot.
- The designator LPP when appearing in the MR. BEDROOMS MAXIMUM column stands for LOW PRESSURE PIPE system and is the system of choice for this lot. Some lots will carry a dual rating depending upon which disposal system is used.
- The CUT BANK setback is to be observed on all lots which have cut banks either on front or rear which affect the disposal system.
- DRAIN setbacks will be spelled out on the SOILS MAPS and will be specified by the Environmental Specialist at the time of system design.

RESTRICTIONS
BLOCKS 15 & 16

- All houses shall have a minimum of two (2) off-street parking spaces of chip and seal, concrete or asphalt construction, unless waived by ACC.
- No house shall be constructed with less than fifteen hundred (1,500) square feet of heated living space, unless waived by ACC.
- Permitted shall be permitted to, but not be obligated to, install a swimming pool or hot tub in an approved area to limit ingress and egress to Blocks 15 & 16 Property Owners and their guests.
- All exterior surfaces and colors of structures must be approved by the ACC prior to construction.
- No zoning will be allowed within the area without written ACC approval.
- No outdoor signs will be posted without approval of the ACC.
- Developer will retain a thirty (30) foot easement on the West boundary of lots 4 - 15 for the purpose of golf course maintenance.

Sup. dec. by Cov. & rest. d. B. 360, pg. 305



Certification of General Approval for Installation of Subsurface Sewage Disposal Systems with Restrictions.

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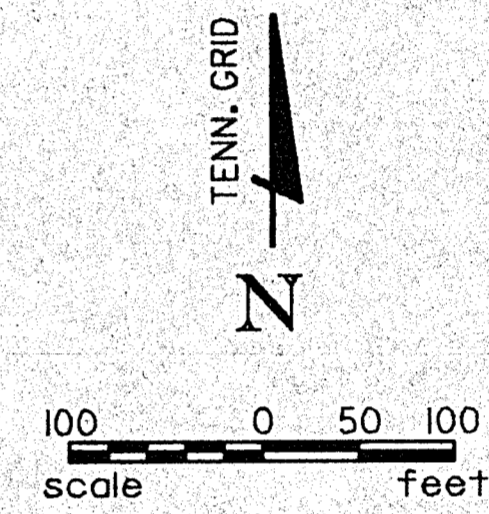
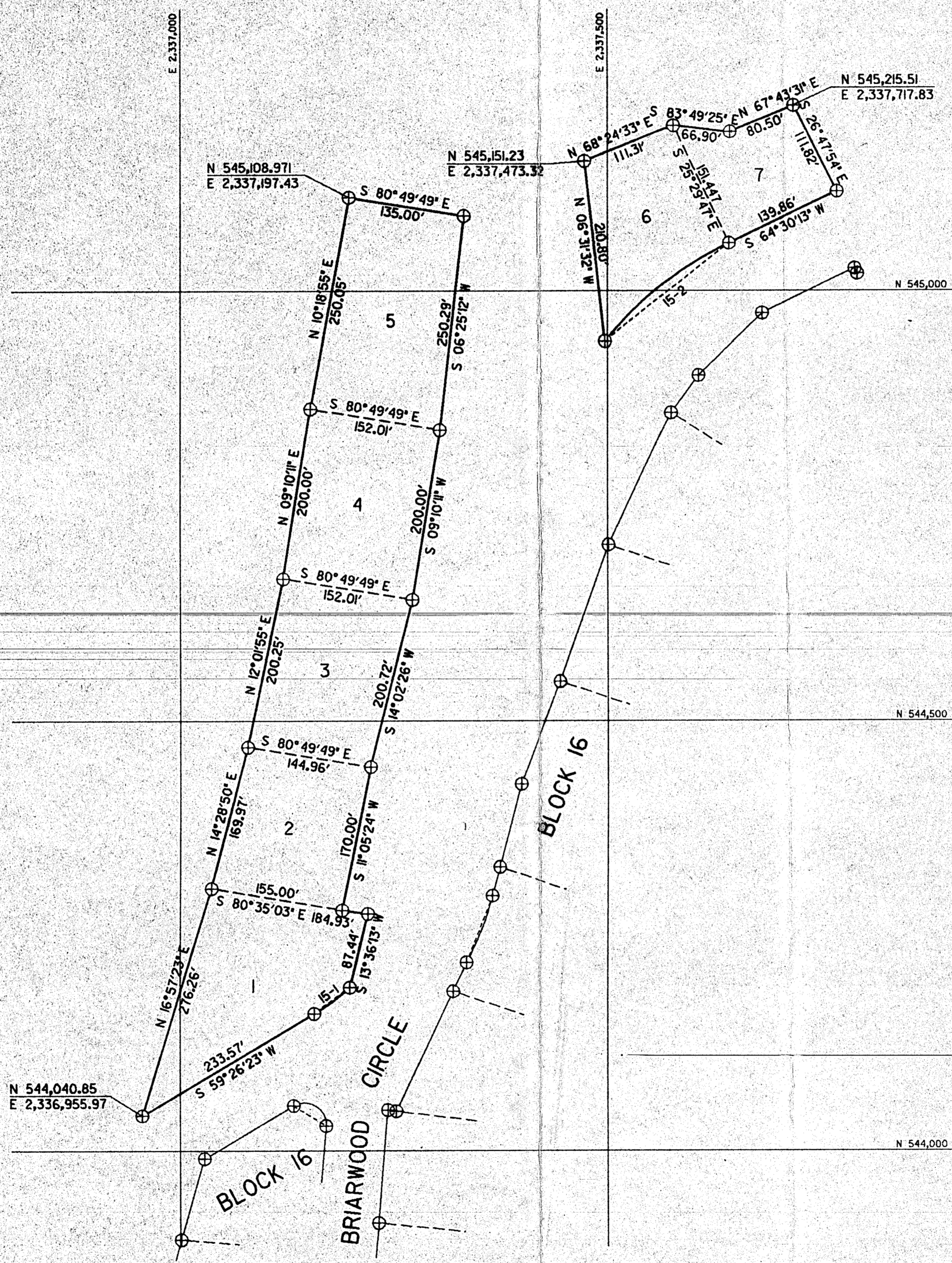
Date 14 June, 1988 J.M. Ledwith RPE
Local Health Authority

CURVE DATA

NO.	Δ	R	L	CHORD	
				B	L
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	OR 4.6 ACRES



LEGEND
IP(IN) ⊕ SET IRON PIN

- NOTES:
- IRON PINS SET OR FOUND AT ALL CORNERS AS NOTED.
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 - DEED REFERENCE: W.D. 311, PG. 384-393.
 - MINIMUM BUILDING SQUARE FOOTAGE IS 1,300 SQ.FT..

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DATE: 06/17/88 NAME: _____
CUMBERLAND GARDENS LIMITED PARTNERSHIP
By Cumberland Gardens Management Co., Inc.
NAME: _____
HEINER SCHUSTER
VICE PRESIDENT

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Doug C. Clark
TENNESSEE LICENSE NO. 1329

REGISTER'S OFFICE
STATE OF TENNESSEE, SS
CUMBERLAND COUNTY

Received for record this 20th day of June, 1988, at 2:22 o'clock P.M.
Noted in Note Book 2, page 172
and Recorded in Plat Book No. 2, page 207. Fee \$ 65.00 Paid

Witness my hand
Judy Graham
By: Marie Burdett D.C.

PREPARED BY:
BARGE, WAGGONER, SUMNER AND CANNON ENGINEERS AND PLANNERS
SUITE 2400 PLAZA TOWER
KNOXVILLE, TENNESSEE 37929
(615) 637-2810

PREPARED FOR:
CUMBERLAND GARDENS, LIMITED PARTNERSHIP
ROUTE 1, BOX 143
CRAB ORCHARD, TENNESSEE 37723
(615) 484-5285

NAME: _____
LOCATION: _____
BUILDING IDENTIFICATION: _____

CUMBERLAND GARDENS
REPLAT
BLOCK NO. 15
4TH CIVIL DISTRICT CUMBERLAND COUNTY, TENNESSEE

DR. CADD	CHK. DATE	DESCRIPTION
	11/87	ORIGINAL ISSUE
	6/88	REVISED ISSUE

SHEET 1
OF 1
FILE NO. 9916-BLK15



Barge Waggoner Sumner and Cannon
Engineers, Architects, Planners,
Landscape Architects, and Surveyors

File: CUM GARD 15
 Report: RESTRICTIONS
 Date: 22 JUN 1988

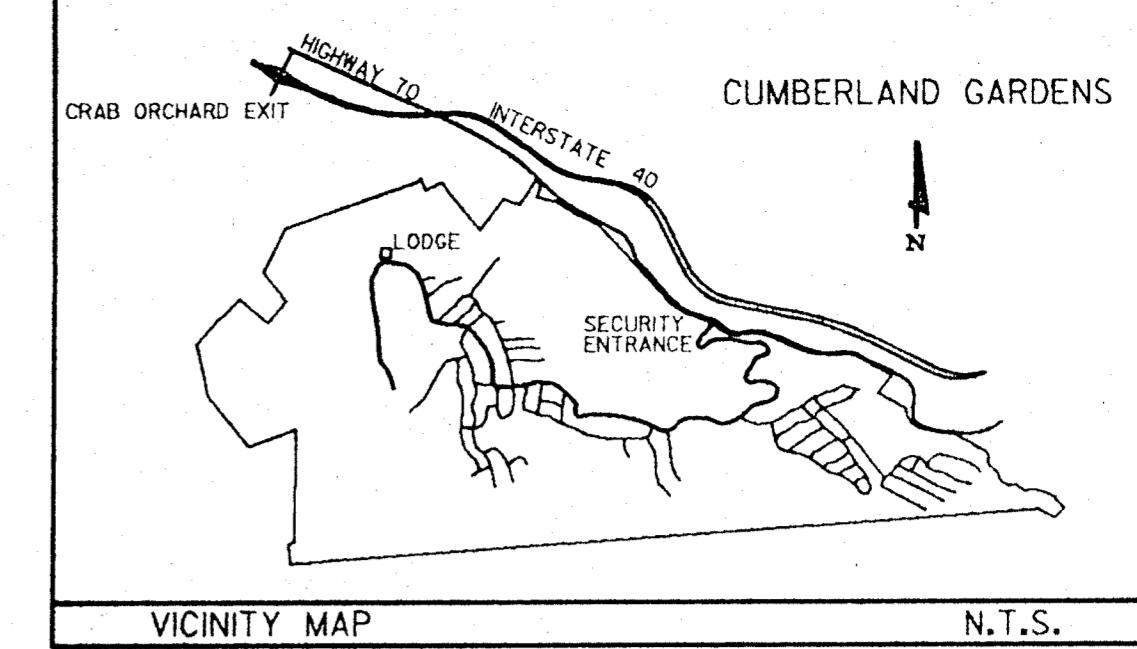
LOT NO.	NR. BEDROOMS MAXIMUM	MINIMUM SETBACK	LOC. MIN./MAX. W.D.
1	3	75 FT. FROM ROAD TO REAR OF HOUSE	N/A
2	2	TO BE DETERMINED BY ENVIRONMENTALIST	N/A
3	2	50 FT. FROM ROAD TO FRONT OF HOUSE	N/A
4	2	50 FT. FROM ROAD TO REAR OF HOUSE	N/A
5	2	75 FT. FROM ROAD TO REAR OF HOUSE	ENTER NORTH END OF LOT
6	2	ENVIRONMENTALIST TO DETERMINE ON SITE	N/A
7	NOT SUITABLE.		

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 - No home shall be constructed with less than fifteen hundred (1,500) square feet of heated living space, unless waived by ACC.
 - Developer shall be permitted to, but not be obligated to, install such gates or security devices as deemed necessary to limit ingress and egress to Blocks 15 & 16 Property Owners and their Guests.
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 - No fencing will be allowed within the area without written ACC approval.
 - No outdoor signs will be posted without approval of the ACC.
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Supp. dec. of Cov. & rest. to B. 360, pg. 305

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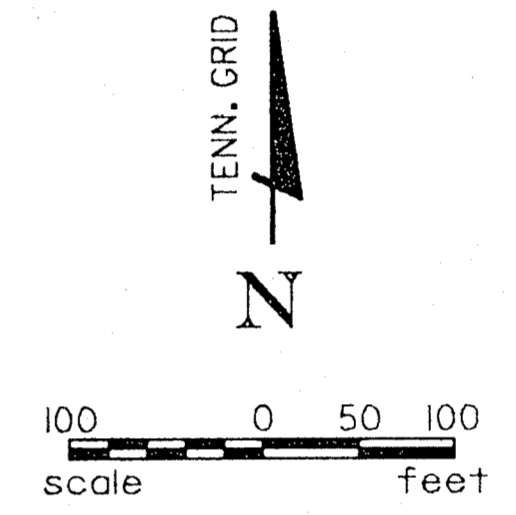
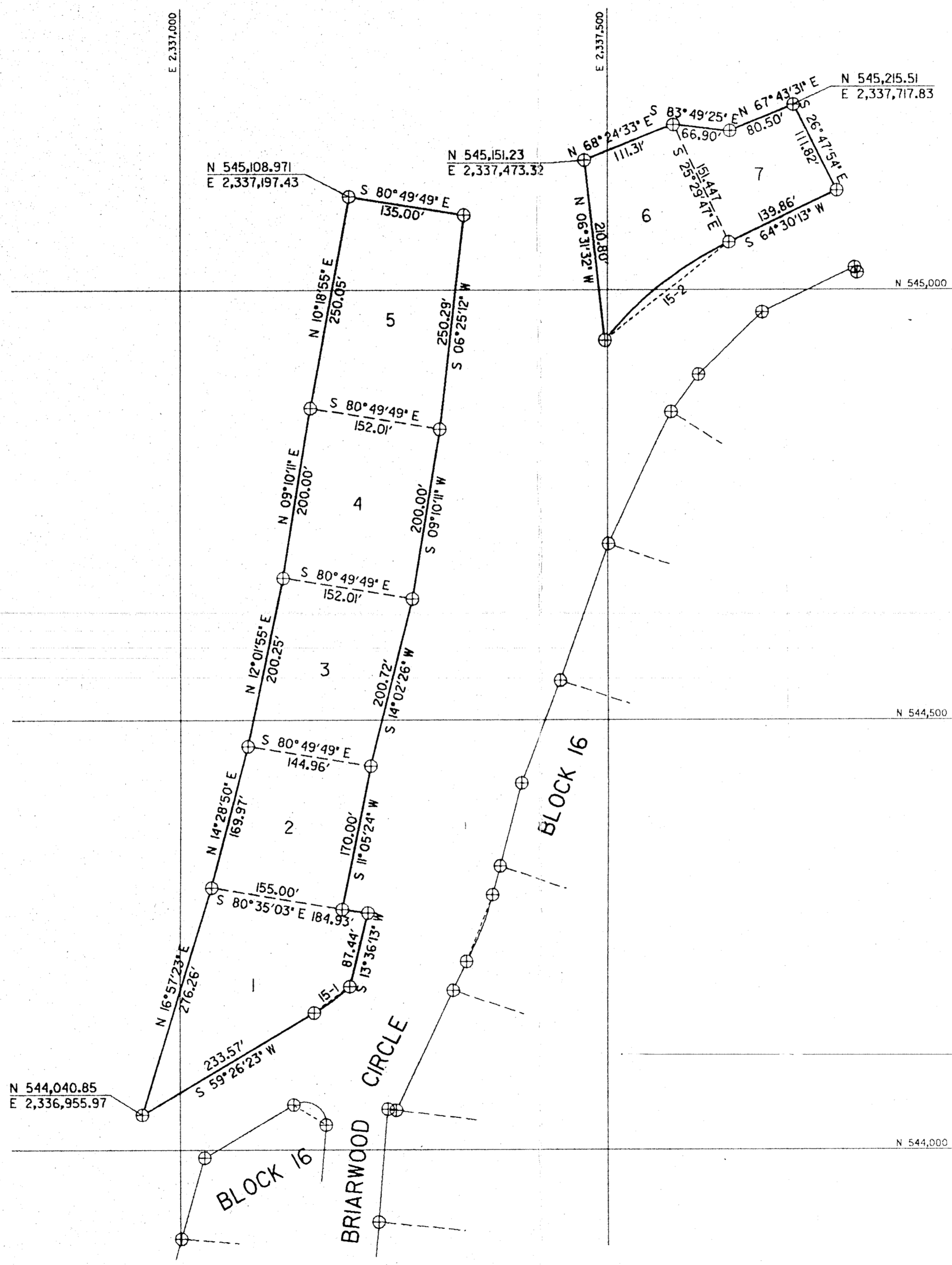
Date 14 June, 1988 J.M. Ledwith RPE
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DATE: 6/17/88 NAME: CUMBERLAND GARDENS LIMITED PARTNERSHIP
 By Cumberland Gardens Management Co., Inc.
 NAME: HENNER SCHUSTER
 VICE PRESIDENT

PREPARED BY:
 BARGE, WAGGONER, SUMNER AND CANNON ENGINEERS AND PLANNERS
 SUITE 2400 PLAZA TOWER
 KNOXVILLE, TENNESSEE 37929
 (615) 637-2810

PREPARED FOR:
 CUMBERLAND GARDENS, LIMITED PARTNERSHIP
 ROUTE 1, BOX 143
 CRAB ORCHARD, TENNESSEE 37723
 (615) 484-5285

NAME: _____
 LOCATION: _____
 BUILDING IDENTIFICATION: _____

REGISTER'S OFFICE
 (STATE OF TENNESSEE) SS
 (CUMBERLAND COUNTY)

Received for record this 22nd day of June, 1988, at 2:27 o'clock P.M.
 Witness in Note Book 2 page 122
 and Recorded in Plat Book No. 9
 page 207. Fee \$15.00 Paid

Witness my hand
Judy Groves Swallow
21734 By: Mare Bruntdal

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE AND THAT THIS PLAN CONFORMS TO A FIELD SURVEY WITH UNADJUSTED ERROR OF CLOSURE NOT LESS THAN 1:7500 AND IS A CLASS "A" SURVEY.

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Barge Waggoner Sumner and Cannon
 Engineers, Architects, Planners, Landscapers, Architects, and Surveyors



CUMBERLAND GARDENS
 REPLAT
BLOCK NO. 15
 4TH CIVIL DISTRICT CUMBERLAND COUNTY, TENNESSEE

DR. CADD	CHK.	DATE	DESCRIPTION
		11/87	ORIGINAL ISSUE
		6/88	REVISED ISSUE

SHEET 1
 OF 1
 FILE NO. 9916-BLK15