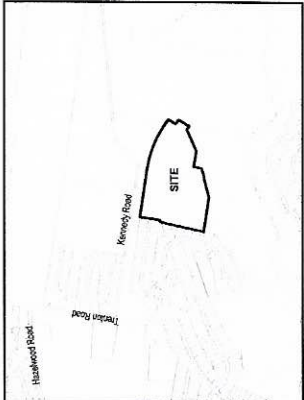


EAGLES BLUFF, SECTION 3A (CLUSTER DEVELOPMENT)

Final Plat

(CLUSTER DEVELOPMENT)



- NOTES:**
- All easements and open space shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage, as well as the installation of utility structures.
 - A minimum of five feet along the inside of all side lot lines and ten feet along the inside of all rear lot lines is reserved as a utility and/or drainage easement.
 - Drainage and drainage utility easements shall be as shown.
 - All front and side street setbacks shall be as shown.
 - All lot corners are iron pins (new), unless noted otherwise.
 - It will be the responsibility of the subdivider or the owner to include the above referenced easements as an integral part of the subdivision in such a way that all lots to be owned and maintained by the prospective owner of a prospective owner.
 - All lots and open space shall have driveway access from an internal street.
 - Shelwaka and underground utilities shall be required.
 - Owner/Developer to provide water and sewer services to each lot.

- CLUSTER NOTES:**
- The HOA will own and maintain all open space.
 - Subdividers will be held to AIA standards.
 - Recorded in ORV _____ Page _____
- CONTRACT:**
- The HOA will maintain storm drainage structures within the open spaces. This excludes all storm structures receiving public storm water.

NOTE:
Mid-Valley High Pressure Grade Oil Pipeline
DO NOT WORK IN EASEMENT WITHOUT
NOTIFICATION TO THE HOA AT THE
Contact 1-800-573-5234

- LEGEND:**
- MS SL - Minimum Building Setback Line
 - P.U.L.L. - Public Utility and Drainage Easement
 - Boundary Line
 - Property Line
 - Right of Way Line
 - Stream Buffer
 - Iron Pin
 - Curve Point
 - Conc. Monument
 - City Valued Easement
 - City Unvalued Easement
 - TVA Easement

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY
THE WITHIN NAMED BARGAINORS (WITH WHOM I AM PER-
MITS) AND THEY HAVE REQUESTED THAT I
THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

NAME	DATE	SIGNATURE
OWNER	DATE	REGISTERED SURVEYOR
OWNER	DATE	CITY ENGINEER OR UTILITY DIST. OFFICIAL
OWNER	DATE	SUBCITY ENGINEER OR CO. HWY. SUPER.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT I HAVE AS OWNERS OF THE PLAN SHOWN AND DESCRIBED HEREON A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CLARKSVILLE MONTGOMERY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

CERTIFICATE OF APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY THAT ALL STREETS/ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OR COUNTY SPECIFICATIONS OR THAT A SHRETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER, SEWER AND GAS LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OR COUNTY UTILITY DISTRICT SPECIFICATIONS OR THAT CASH, IRREVOCABLE LETTER OF CREDIT OR SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLES WITH ALL SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER.

EAGLES BLUFF, SECTION 3A

FINAL PLAT
DATE: 9-6-16
TOTAL ACRES: 24.80
TOTAL LOTS: 85
ACRES NEW ROAD: 0.91
MILES NEW ROAD: 0.16
OWNER: SEE ABOVE
CIVIL DISTRICT: 2nd

DATE: 6-1-17	DATE: _____
JOB NO.: 14-232	DATE: _____
DWG. NO.: 14232DW6.dwg, LC	DATE: _____
DR. CLARK JUNT CO. REG. PLAN COMM.	DATE: _____

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1370.00'	475.22'	N 71°50'55" W	15°29'23"
C2	25.00'	37.41'	N 75°28'51" E	85°46'35"
C3	25.00'	37.41'	N 75°28'51" E	85°46'35"
C4	25.00'	35.33'	N 77°53'54" E	90°00'00"
C5	25.00'	35.33'	N 77°53'54" E	90°00'00"
C6	1330.00'	449.45'	N 14°48'54" W	94°46'16"
C7	25.00'	35.33'	N 71°50'51" W	15°21'37"
C8	25.00'	35.33'	S 53°24'19" W	89°48'44"
C9	25.00'	35.33'	S 53°24'19" W	89°48'44"
C10	25.00'	35.33'	S 38°28'51" E	80°11'16"
C11	375.00'	63.65'	S 76°39'20" E	9°43'47"
C12	175.00'	29.07'	N 70°42'00" E	75°35'54"
C13	225.00'	39.67'	N 70°42'00" E	75°35'54"
C14	175.00'	29.07'	N 70°42'00" E	75°35'54"
C15	175.00'	29.07'	N 70°42'00" E	75°35'54"
C16	25.00'	34.75'	N 43°02'00" W	78°37'48"
C17	25.00'	28.85'	S 63°52'00" W	65°25'19"
C18	25.00'	24.22'	N 07°38'54" W	28°31'20"
C19	25.00'	15.07'	S 84°25'00" E	15°52'12"
C20	25.00'	15.07'	S 84°25'00" E	15°52'12"
C21	25.00'	33.37'	N 25°23'30" E	50°00'00"
C22	325.00'	55.12'	N 10°52'00" W	5°33'27"
C23	475.00'	20.62'	S 85°07'00" W	25°38'41"
C24	525.00'	24.12'	S 85°47'30" W	23°22'04"
C25	225.00'	43.58'	S 10°25'00" E	11°00'55"

LINE	BEARING	DISTANCE
L1	N 14°12'00" E	25.74'
L2	S 18°13'10" E	25.00'
L3	S 15°12'07" W	38.70'
L4	S 12°47'50" W	81.15'
L5	N 14°15'55" W	11.19'
L6	N 14°15'55" W	11.19'
L7	N 14°15'55" W	41.69'



SCALE: 1" = 100'
BASIS OF BEARING: TN SPCS - 14M 93
Portion of Map 17, Parcel 49.00
Property Recorded in
Volume 1584, Page 1529
R. O. Montgomery County
Clarksville, Tennessee
2nd Civil District

OWNER:
Eagles Bluff Partnership
PO Box 3409
Clarksville, TN 37043

FUTURE DEVELOPMENT:
Eagles Bluff Partnership Property
ORV 1584, Page 1529

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Eagles Bluff Partnership Property
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ORV 1584, Page 1529

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Eagles Bluff Partnership Property
ORV 1584, Page 1529

**WEAKLEY BROTHERS
ENGINEERING**
(931) 648-9445
1000 CLARKSVILLE ROAD
CLARKSVILLE, TN 37043