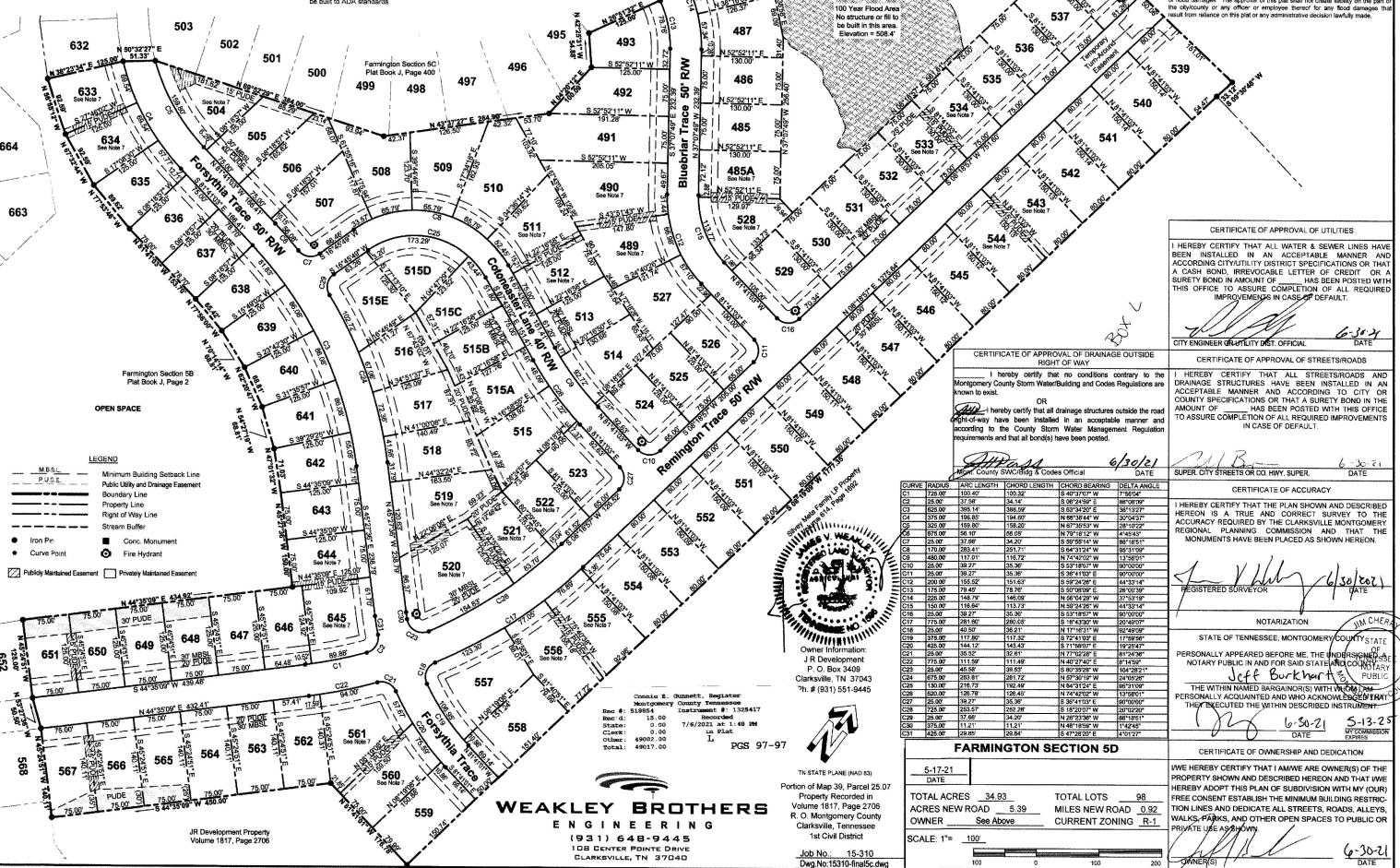
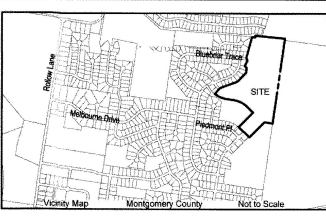


Final Plat FARMINGTON SECTION 5D Cluster Development

- 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 designated use.
 - 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.
 - Bearings and distances take precedence over scale.
 - 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 manner that said areas will be owned and maintained by the present owner or its prospective owner.
 - Lots 488A & 528, 489-490, 504, 511-512, 519-522, 533-534, 543-544, 550-551, 550-551, 623-624 and 644-645 have a storm water control structure or structural BMP that require a Storm Water Maintenance Agreement to be filed with the Montgomery County Registrar of Deeds and the Montgomery County Building and Codes Department before all or any portion of the property is transferred or conveyed.
 - Owner/Developers to provide water and sewer services to each lot.
 - Sidewalks and underground utilities shall be installed in the subdivision. Sidewalks must be built to ADA standards.



- CLUSTER NOTES:**
- The HOA will own and maintain all Open Space and sidewalks.
 - Sidewalks will be built to ADA standards.
 - HOA Recorded in CRV 2116 Page 247 L&L ROWACT
 - The HOA will maintain storm drainage structures within the spot spaces.

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.

DR. CLARK-MONTGOMERY PLAN COMM DATE: July 2021

Division certifies that the following bills are required: A portion of these bills are within the 100 year storm flood easement (Storm frequency). The maximum finished floor elevation shall be 2 feet above the base flood elevation. The minimum building first elevation shall be 1 foot above the base flood elevation and the design of flood protection required herein is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or flood heights may be increased by man-made or natural causes, such as bridge openings restricted by debris. This does not mean that areas below the flood stage waters will be free from flooding or flood damages. The approval of this plat shall not create liability on the part of this subdivision or any officer or employee thereof for any flood damage that result from reliance on this plat or any administrative decision lawfully made.

CERTIFICATE OF APPROVAL OF UTILITIES

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

CITY ENGINEER/UTILITY DIST. OFFICIAL DATE: 6-30-21

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

I hereby certify that no conditions contrary to the Montgomery County Storm Water/Building and Codes Regulations are present to exist.

OR

I hereby certify that all drainage structures outside the road right-of-way have been installed in an acceptable manner and according to the County Storm Water Management Regulation requirements and that all bonds have been posted.

County SWA/Building & Codes Official DATE: 6/30/21

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	126.00	120.60	130.38	S 89°24'30" W	15°00'00"
C2	25.00	31.58	34.14	S 88°24'30" W	88°00'00"
C3	625.00	264.64	264.69	S 89°24'30" W	90°17'37"
C4	375.00	188.85	184.69	N 89°30'44" W	30°54'27"
C5	625.00	188.85	184.69	N 89°30'44" W	30°54'27"
C6	175.00	56.37	60.09	N 89°30'44" W	44°04'51"
C7	25.00	31.58	34.20	S 89°30'44" W	89°18'51"
C8	175.00	268.41	270.71	S 89°30'44" W	89°19'00"
C9	480.00	117.81	118.72	N 74°42'00" W	13°39'01"
C10	25.00	31.57	35.36	S 89°30'44" W	90°00'00"
C11	25.00	31.57	35.36	S 89°41'00" W	90°00'00"
C12	25.00	31.57	35.36	S 89°30'44" W	90°00'00"
C13	175.00	78.48	78.78	S 89°30'44" W	28°02'39"
C14	225.00	145.78	146.19	S 89°30'44" W	44°31'41"
C15	150.00	133.64	133.72	N 89°34'30" W	64°33'14"
C16	25.00	31.57	35.36	S 89°30'44" W	90°00'00"
C17	775.00	381.92	392.63	S 89°30'44" W	89°00'00"
C18	25.00	40.50	38.21	N 74°42'00" W	89°49'00"
C19	275.00	117.82	117.92	S 74°42'00" W	17°39'01"
C20	420.00	144.17	143.43	S 71°00'00" W	19°24'47"
C21	25.00	31.57	35.36	N 74°42'00" W	89°00'00"
C22	775.00	111.58	111.69	N 89°24'30" W	81°42'59"
C23	25.00	45.88	46.45	S 89°24'30" W	106°02'21"
C24	875.00	283.87	281.72	N 89°30'44" W	24°02'28"
C25	175.00	218.78	188.45	N 89°30'44" W	89°00'00"
C26	850.00	128.78	128.45	N 74°42'00" W	15°39'01"
C27	25.00	31.57	35.36	S 74°42'00" W	89°00'00"
C28	775.00	223.17	220.28	N 89°30'44" W	20°00'00"
C29	25.00	31.57	35.36	N 89°30'44" W	89°18'51"
C30	175.00	11.21	11.21	N 89°30'44" W	14°04'51"
C31	420.00	228.99	229.84	S 87°30'00" W	81°02'21"

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 SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER/STREETS OR CO. HWY. SUPER. DATE: 6-30-21

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 CLARKVILLE MONTGOMERY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

REGISTERED SURVEYOR DATE: 6-30-21

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY, STATE OF TENNESSEE, I, _____, COUNTY CLERK, DO HEREBY NOTARIZE THAT THE WITHIN NAMED BARGAINERS (S) HAVE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PUBLICLY acknowledged and acknowledged before me that they executed the WITHIN DESCRIBED INSTRUMENT.

DATE: 6-30-21 5-13-25

FARMINGTON SECTION 5D

5-17-21 DATE

TOTAL ACRES 34.93 TOTAL LOTS 98

ACRES NEW ROAD 5.39 MILES NEW ROAD 0.92

OWNER See Above CURRENT ZONING R-1

SCALE: 1" = 100'

JR Development Property Volume 1817, Page 2706

WEAKLEY BROTHERS ENGINEERING

(931) 648-9445
1128 CENTER FRONTIER DRIVE
CLARKVILLE, TN 37040

Conita S. Ouzette, Registrar
Montgomery County
Reg. #: 518164 License #: 1325417
Exp. 01/01/2023 at 1:48 PM
Class: 49002.00
Other: 49002.00
TOTAL: 49017.00

PGS 97-97

Owner Information:
JR Development
P. O. Box 3409
Clarkville, TN 37043
Ph. (931) 551-8445

TN STATE PLANE (NAD 83)
Portion of Map 39, Parcel 25.07
Property Recorded in
Volume 1817, Page 2706
R. O. Montgomery County
Clarkville, Tennessee
1st Civil District
Job No. 15-310
Dwg No. 15310-finalSC.dwg