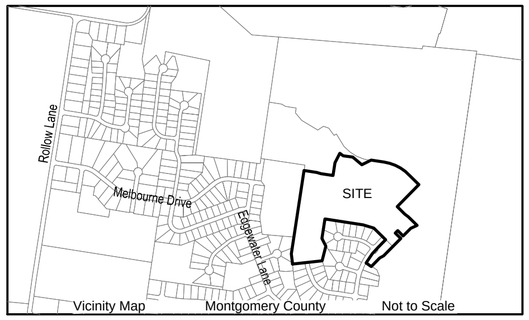


LINE	BEARING	DISTANCE
L1	N 08°38'33" E	19.91'
L2	N 31°01'48" E	46.01'
L3	N 08°38'33" E	62.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	525.00'	142.65'	142.21'	S 00°51'31" W	15°34'03"
C2	25.00'	39.27'	35.36'	S 36°21'27" E	90°00'00"
C3	25.00'	39.27'	35.36'	N 53°38'33" E	90°00'00"
C4	25.00'	39.27'	35.36'	N 36°21'27" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 53°38'33" W	90°00'00"
C6	25.00'	23.18'	22.36'	S 17°55'21" E	53°07'48"
C7	50.00'	249.81'	60.00'	N 81°21'27" W	286°15'37"
C8	25.00'	23.18'	22.36'	N 35°12'27" E	53°07'48"
C9	25.00'	39.27'	35.36'	N 36°21'27" W	90°00'00"
C10	375.00'	235.25'	231.41'	N 63°23'09" W	35°56'36"
C11	25.00'	39.27'	35.36'	S 89°35'09" W	90°00'00"
C12	25.00'	39.27'	35.36'	N 00°24'51" W	90°00'00"
C13	25.00'	39.27'	35.36'	N 89°35'09" E	90°00'00"
C14	25.00'	39.27'	35.36'	N 00°24'51" W	90°00'00"
C15	325.00'	203.88'	200.56'	N 63°23'09" W	35°56'36"
C16	25.00'	39.27'	35.36'	S 53°38'33" W	90°00'00"
C17	475.00'	129.69'	129.29'	S 00°49'15" W	15°38'37"
C18	725.00'	127.79'	127.62'	S 33°37'29" W	10°05'55"
C19	25.00'	41.85'	37.13'	S 86°37'48" W	95°54'42"
C20	25.00'	39.27'	35.36'	S 00°24'51" E	90°00'00"

Final Plat

Farmington, Section 5B, Phase 1

Cluster Development

NOTES:

1. 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.
2. 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.
3. Bearings and distances take precedence over scale.
4. All front and side street setbacks shall be as shown.
5. All lot corners are iron pins (new), unless noted otherwise.
6. 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 by a prospective owner.
7. Lots 419-420, 622-625, 662-663, 666-670 and 653 have a storm water control structure or structural BMP that require a Storm Water Maintenance Agreement to be filed with the Montgomery County Register of Deeds and the Montgomery County Building and Codes Department before all or any portion of the property is transferred or conveyed.
8. Lots 433-434A, 567-568, 625, 651-656 and 658-670 require soil compaction certification or a soil compaction certification waiver submission to the Montgomery County Building and Codes Department before Building Permits will be issued.
9. Owner/Developer to provide water and sewer services to each lot.
10. Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.

CLUSTER NOTES:

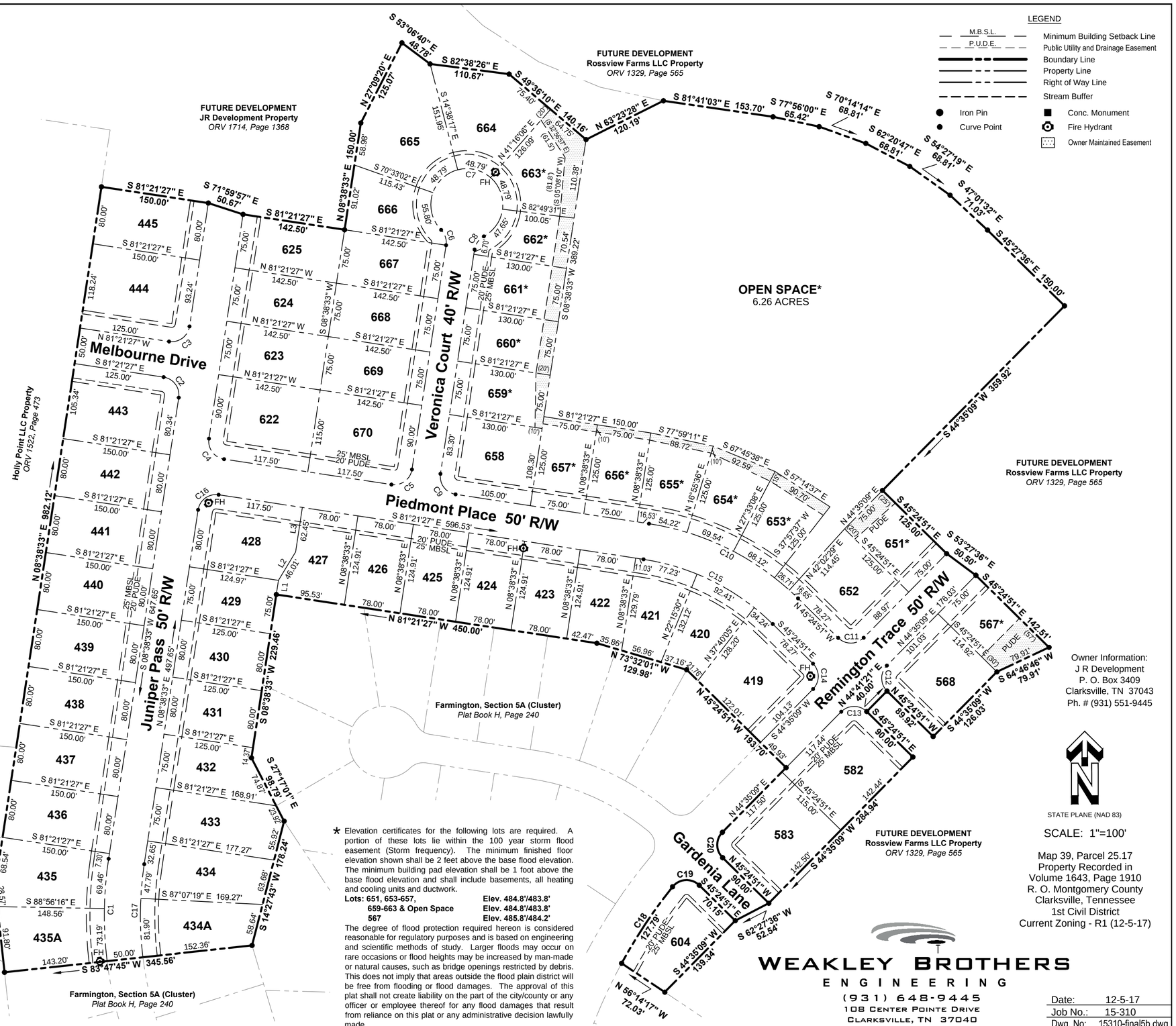
1. The HOA will own and maintain all open space and sidewalks.
2. Sidewalks will be built to ADA standards.
3. HOA Recorded in ORV _____, Page _____ ROMCT.
4. The HOA will maintain storm drainage structures within the open spaces. This excludes all storm structures receiving public storm water.

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 BARGAINOR(S) WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

NOTARY PUBLIC _____ DATE _____ MY COMMISSION EXPIRES _____



★ Elevation certificates for the following lots are required. A portion of these lots lie within the 100 year storm flood easement (Storm frequency). The minimum finished floor elevation shown shall be 2 feet above the base flood elevation. The minimum building pad elevation shall be 1 foot above the base flood elevation and shall include basements, all heating and cooling units and ductwork.

Lots: 651, 653-657,	**Elev. 484.8'/483.8'**
659-663 & Open Space	**Elev. 484.8'/483.8'**
567	**Elev. 485.8'/484.2'**

The degree of flood protection required hereon 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 imply that areas outside the flood plain district will be free from flooding or flood damages. The approval of this plat shall not create liability on the part of the city/county or any officer or employee thereof for any flood damages that result from reliance on this plat or any administrative decision lawfully made.

Owner Information:
J R Development
P. O. Box 3409
Clarksville, TN 37043
Ph. # (931) 551-9445

STATE PLANE (NAD 83)

SCALE: 1"=100'

Map 39, Parcel 25.17
Property Recorded in
Volume 1643, Page 1910
R. O. Montgomery County
Clarksville, Tennessee
1st Civil District
Current Zoning - R1 (12-5-17)

WEAKLEY BROTHERS
ENGINEERING
(931) 648-9445
108 CENTER POINTE DRIVE
CLARKSVILLE, TN 37040

Date: 12-5-17
Job No.: 15-310
Dwg. No: 15310-final5b.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE HEREBY CERTIFY THAT I AM/WE ARE 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, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

OWNER(S) _____ DATE _____

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

REGISTERED SURVEYOR _____ DATE _____

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.

SUPER. CITY STREETS OR CO. HWY. SUPER. _____ DATE _____

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER, SEWER AND GAS LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING CITY/UTILITY DISTRICT SPECIFICATIONS OR THAT A CASH BOND, IRREVOCABLE LETTER OF CREDIT OR 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 OR UTILITY DIST. OFFICIAL _____ DATE _____

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 known 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 bond(s) have been posted.

Mont. County SWC/Bldg & Codes Official _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES 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.

DIR. CLARK.-MONT. CO. REG. PLAN. COMM. _____ DATE _____

Farmington, Section 5B, Phase 1

FINAL PLAT
12-5-17
DATE:

TOTAL ACRES 25.47 TOTAL LOTS 58
ACRES NEW ROAD 3.45 MILES NEW ROAD 0.58
OWNER See Above CIVIL DISTRICT 1

SCALE: 1"= 100'

100 0 100 200