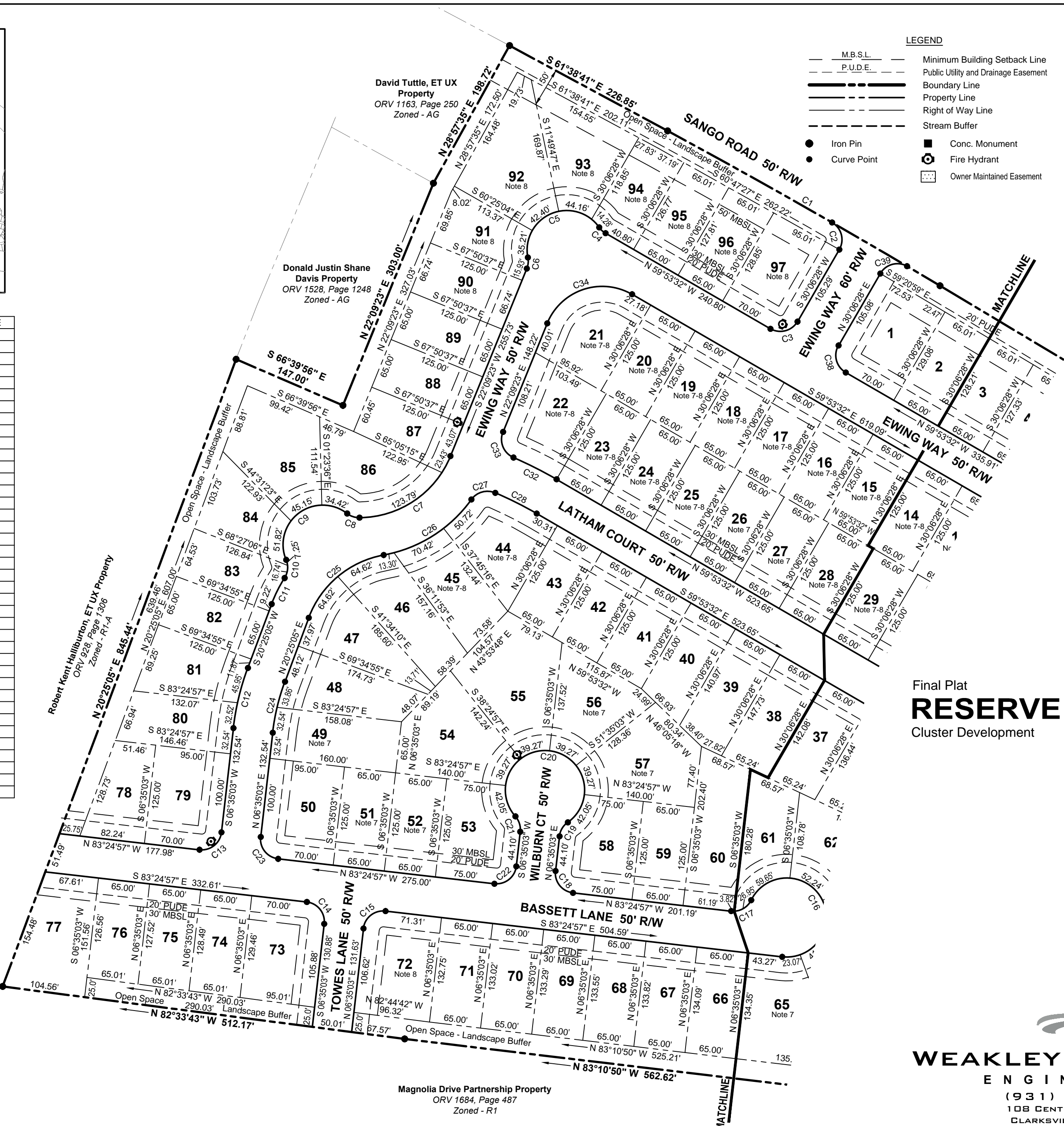


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8975.00'	395.87'	395.83'	N 60°22'53" W	2°31'38"
C2	25.00'	39.37'	35.43'	N 15°00'33" W	90°14'02"
C3	25.00'	39.27'	35.36'	N 75°06'28" E	90°00'00"
C4	25.00'	10.92'	10.84'	S 47°22'26" E	25°02'14"
C5	50.00'	136.06'	97.80'	N 67°11'14" E	155°54'54"
C6	25.00'	14.37'	14.17'	N 05°41'35" E	32°55'36"
C7	125.00'	147.21'	138.85'	N 55°53'41" E	67°28'37"
C8	25.00'	16.76'	16.45'	S 71°09'24" E	38°25'13"
C9	50.00'	131.39'	96.72'	N 52°46'12" E	150°34'02"
C10	25.00'	23.99'	23.08'	N 04°58'28" E	54°58'34"
C11	175.00'	36.79'	36.72'	N 26°26'25" E	12°02'40"
C12	325.00'	78.47'	78.28'	N 13°30'04" E	13°50'03"
C13	25.00'	39.27'	35.36'	N 51°35'03" E	90°00'00"
C14	25.00'	39.27'	35.36'	S 38°24'57" W	90°00'00"
C15	25.00'	39.27'	35.36'	S 51°35'03" W	90°00'00"
C16	50.00'	218.63'	81.65'	N 28°40'49" W	250°31'44"
C17	25.00'	30.77'	28.87'	N 61°19'11" E	70°31'44"
C18	25.00'	39.27'	35.36'	S 38°24'57" W	90°00'00"
C19	25.00'	21.03'	20.41'	S 30°40'44" W	48°11'23"
C20	50.00'	241.19'	66.67'	N 83°24'57" W	276°22'46"
C21	25.00'	21.03'	20.41'	N 17°30'39" W	48°11'23"
C22	25.00'	39.27'	35.36'	N 51°35'03" E	90°00'00"
C23	25.00'	39.27'	35.36'	S 38°24'57" W	90°00'00"
C24	275.00'	66.40'	66.24'	S 13°30'04" W	13°50'03"
C25	125.00'	129.23'	123.55'	S 50°02'11" W	59°14'11"
C26	175.00'	134.44'	131.16'	N 57°38'49" E	44°00'55"
C27	25.00'	33.77'	31.26'	S 74°20'15" W	77°23'46"
C28	475.00'	58.63'	58.59'	N 63°25'42" W	7°04'20"
C29	25.00'	21.03'	20.41'	N 35°47'51" W	48°11'23"
C30	50.00'	241.19'	66.67'	N 30°06'28" E	276°22'46"
C31	25.00'	21.03'	20.41'	S 83°59'14" E	48°11'23"
C32	525.00'	61.00'	60.97'	N 63°13'16" W	6°39'28"
C33	25.00'	38.71'	34.95'	S 22°11'49" E	88°42'23"
C34	75.00'	128.22'	113.16'	S 71°07'55" W	97°57'05"
C35	25.00'	21.03'	20.41'	N 35°47'51" W	48°11'23"
C36	50.00'	241.19'	66.67'	N 30°06'28" E	276°22'46"
C37	25.00'	21.03'	20.41'	S 83°59'14" E	48°11'23"
C38	25.00'	39.27'	35.36'	S 14°53'32" E	90°00'00"
C39	25.00'	39.47'	35.50'	S 75°20'17" W	90°27'39"



**LEGEND**

--- M.B.S.L. ---	Minimum Building Setback Line
--- P.U.D.E. ---	Public Utility and Drainage Easement
---	Boundary Line
---	Property Line
---	Right of Way Line
---	Stream Buffer
● Iron Pin	
● Curve Point	
■ Conc. Monument	
⊙ Fire Hydrant	
⊞ Owner Maintained Easement	

**NOTES:**

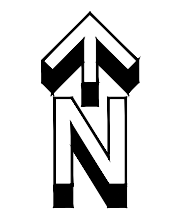
- All easements and open space shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage, as well as the designated use.
- A minimum of five feet along the inside of all side lot lines and ten feet along the inside of all rear lot lines is reserved as a utility 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 by a prospective owner.
- Lots 10-33, 44-45, 49, 51-52, 56-57, 64-65 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.
- Lots 7-25, 28-32, 34-36, 44-45, 72, 90-97 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.
- Owner/Developer to provide water and sewer services to each lot.
- Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
- There shall be no clearing, grading, construction or disturbance of soil and/or native vegetation within a designated water quality buffer unless permitted by the Montgomery County Building Commissioner.
- All structures shall have disconnected downspouts.

**CLUSTER NOTES:**

- The HOA will own and maintain all Open Space, Landscape Buffers and sidewalks.
- Sidewalks will be built to ADA standards.
- HOA Recorded in ORV \_\_\_\_\_ Page \_\_\_\_\_ ROMCT.
- The HOA will maintain storm drainage structures within the open spaces.

Final Plat  
**RESERVE AT SANGO MILLS**  
 Cluster Development

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



TN STATE PLANE (NAD 83)  
 Map 82, Parcel 93.04  
 Property Recorded in  
 Volume 1696, Page 585  
 R. O. Montgomery County  
 Clarksville, Tennessee  
 10th Civil District

**WEAKLEY BROTHERS**  
 ENGINEERING  
 (931) 648-9445  
 108 CENTER POINT DRIVE  
 CLARKVILLE, TN 37040

Date: 7-2-18  
 Job No.: 16-239  
 Dwg.No: 16239.dwg

**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.

DATE \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION		CERTIFICATE OF ACCURACY		CERTIFICATE OF APPROVAL OF STREETS/ROADS		CERTIFICATE OF APPROVAL OF UTILITIES		CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY		CERTIFICATE OF APPROVAL FOR RECORDING	
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.		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.		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.		I HEREBY CERTIFY THAT ALL WATER AND SEWER 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.		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.		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.	
OWNER(S)	DATE	REGISTERED SURVEYOR	DATE	SUPER, CITY STREETS OR CO. HWY, SUPER,	DATE	CITY ENGINEER OR UTILITY DIST. OFFICIAL	DATE	Mont. County SWC/Bldg & Codes Official	DATE	DIR. CLARK-MONT. CO. REG. PLAN. COMM.	DATE

**RESERVE AT SANGO MILLS**

FINAL PLAT  
 7-2-18  
 DATE:

**SHEET 1 of 2**

TOTAL ACRES 36.52 TOTAL LOTS 97  
 ACRES NEW ROAD 5.04 MILES NEW ROAD 0.69  
 OWNER See Above CURRENT ZONING R-1A

SCALE: 1"= 100'