

Final Plat  
**Farmington, Section 5A**  
 Cluster Development

- NOTES:
- All easements 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 subdividor 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 392, 393, 402, 403, 405, 412 and 413 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 410 - 413 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.

NOTARIZATION

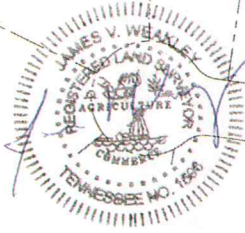
STATE OF TENNESSEE, MONTGOMERY COUNTY  
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED  
 A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY

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

NOTARY PUBLIC DATE 10-11-16 MY COMMISSION EXPIRES 4-11-17

CLUSTER NOTES:

- The HOA will own and maintain all open space and sidewalks.
- Sidewalks will be built to ADA standards.
- HOA Recorded in ORV 1171, Page 2242 ROMCT.
- The HOA will maintain storm drainage structures within the open spaces. This excludes all storm structures receiving public storm water.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I 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 10-11-16

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 10/11/16

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 10/11/16

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/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 10/13/16

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

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

OR

I hereby certify that all drainage structure outside the road right of way have been installed in an acceptable manner and according to the County Storm Water Management Regulations and that a three year maintenance bond of \_\_\_\_\_ has been posted.

Mont. County SWC/Bldg & Codes Official DATE 10/13/16

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 10/13/16

Farmington, Section 5A	
FINAL PLAT	9-6-16
DATE:	
TOTAL ACRES	17.45
TOTAL LOTS	44
ACRES NEW ROAD	2.99
MILES NEW ROAD	0.51
OWNER	See Above
CIVIL DISTRICT	1
SCALE: 1"=	100'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 36°41'03" E	90°00'00"
C2	275.00'	284.90'	272.33'	S 52°00'16" E	59°21'33"
C3	525.00'	141.11'	140.68'	S 14°37'30" E	15°23'59"
C4	475.00'	127.04'	126.66'	N 14°39'47" W	15°19'26"
C5	225.00'	233.10'	222.82'	N 52°00'16" W	59°21'33"
C6	25.00'	39.27'	35.36'	S 53°18'57" W	90°00'00"
C7	775.00'	84.80'	84.76'	S 11°27'02" W	6°16'10"
C8	25.00'	37.86'	34.35'	N 28°48'09" E	66°46'31"
C9	25.00'	23.18'	22.36'	N 82°01'28" E	53°07'48"
C10	50.00'	249.81'	60.00'	S 17°48'35" W	286°15'37"
C11	25.00'	23.18'	22.36'	N 45°37'30" E	53°07'48"
C12	25.00'	37.86'	34.35'	S 64°25'20" E	66°46'31"
C13	775.00'	252.42'	251.31'	S 30°21'54" W	18°39'41"
C14	25.00'	39.27'	35.36'	S 05°17'28" E	89°58'25"
C15	330.00'	179.01'	176.82'	N 65°49'04" W	31°04'47"
C16	25.00'	23.18'	22.36'	N 72°04'39" E	53°07'48"
C17	50.00'	249.81'	60.00'	S 08°38'33" W	286°15'37"
C18	25.00'	23.18'	22.36'	N 54°47'33" W	53°07'48"
C19	370.00'	205.14'	202.52'	N 65°28'28" W	31°46'58"
C20	25.00'	37.45'	34.04'	S 87°29'50" W	85°49'22"
C21	25.00'	39.27'	35.36'	N 00°24'51" W	90°00'00"
C22	25.00'	41.85'	37.13'	N 86°37'48" E	95°54'42"
C23	725.00'	384.14'	379.67'	N 23°29'42" E	30°21'30"
C24	25.00'	39.27'	35.36'	N 36°41'03" W	90°00'00"
C25	25.00'	39.27'	35.36'	N 53°18'57" E	90°00'00"

LINE	BEARING	DISTANCE
BL1	S 40°19'40" W	50.14'

- 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

**AVAILABLE 46k each**

Owner Information:  
 J R Development  
 P. O. Box 3409  
 Clarksville, TN 37043  
 Ph. # (615) 551-9445

Connie E. Gannett, Register  
 Montgomery County Tennessee  
 Rec #: 344628 Instrument #: 1099528  
 Rec'd: 15.00 Recorded  
 State: 0.00 10/17/2016 at 1:40 PM  
 Clerk: 0.00 in Plat  
 Other: 22002.00 H  
 Total: 22017.00 Pgs 240-240

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

STATE PLANE (NAD 83)  
 SCALE: 1"=100'  
 FINAL PLAT FOR:  
**Farmington, Section 5A**  
 Map 39, Parcel 25.17  
 Property Recorded in  
 Volume 1643, Page 1910  
 R. O. Montgomery County  
 Clarksville, Tennessee  
 1st Civil District

Date: 9-6-16  
 Job No.: 15-310  
 Dwg. No: 15310.dwg

