

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	315.00'	274.79'	266.19'	N 16°09'40" W	49°58'56"
C2	215.00'	80.34'	79.87'	N 54°53'56" W	21°24'33"
C3	30.00'	59.93'	50.45'	N 08°22'41" W	114°27'04"
C4	170.00'	116.73'	116.34'	S 28°50'20" W	40°01'04"
C5	25.00'	39.27'	36.36'	N 53°49'48" E	90°00'00"
C6	25.00'	39.27'	36.36'	N 38°10'12" W	90°00'00"
C7	25.00'	45.51'	38.48'	N 60°58'40" E	194°17'45"
C8	185.00'	83.05'	82.36'	S 54°00'48" E	25°43'19"
C9	285.00'	248.82'	240.81'	N 16°09'40" W	49°58'56"

LINE	BEARING	DISTANCE
L1	S 08°49'48" W	40.61'
L2	S 08°49'48" W	34.31'
L3	S 08°49'48" W	36.54'

LEGEND

- MBSL --- 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

Final Plat

Wellington Fields, Section 2

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 subdivisor 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 126, 127, 152, 154, 155, 173 and 175 have a storm water control structure or structural BMP that requires 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 134-136, 150-154, 172-173, and 176-179 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.

Constance E. Ginnett, Registrar
Montgomery County Tennessee
Sub #: 353974 Instrument #: 1083007
Rec'd: 45.00
State: 0.00 5/19/2016 at 9:51 AM
Class: 0.00
Other: 19497.00
Total: 19492.00
Pgs 177-177

WEAKLEY BROTHERS

ENGINEERING
(931) 648-9445

CIVIL ENGINEERING - LAND SURVEYING
108 Center Points Drive
Clarksville, TN 37040 (931) 648-9445

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



STATE PLANE (NAD 83)

SCALE: 1"=100'

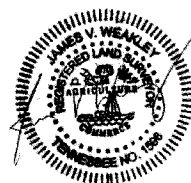
FINAL PLAT FOR:

Wellington Fields, Section 2

Portion of Map 39, Parcel 8.00
Property Recorded in
Volume 1266, Page 2942
R. O. Montgomery County
Clarksville, Tennessee
1st Civil District

Date: 9-15-2015
Job No.: 08-527
Dwg. No.: 08527rev2a.dwg

NOTARIZATION	
STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY J. M. Thomas	
THE WITHIN NAMED BARGAINOR(S) WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.	
DATE: 5-12-16	4-11-17
NOTARY PUBLIC	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 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 CLARKSVILLE 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, SEWER AND GAS LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO 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.		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.		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: 5-12-16	REGISTERED SURVEYOR	DATE: 5/12/16	SUPER. CITY STREETS OR CO. HWY. SUPER.	DATE: 5/12/16	CITY ENGINEER OR UTILITY DIST. OFFICIAL	DATE: 05-17-2016	Mont. County SW/Buildg & Codes Official	DATE: 5/18/16	DIR. CLARK-MONT. CO. REG. PLAN COMM.	DATE: 5/17/2016

Wellington Fields, Section 2	
FINAL PLAT	9-15-2015
DATE	
TOTAL ACRES	17.64
TOTAL LOTS	41
ACRES NEW ROAD	1.96
MILES NEW ROAD	0.47
OWNER	See Above
CIVIL DISTRICT	1
SCALE: 1"=	100'
100 0 100 200	