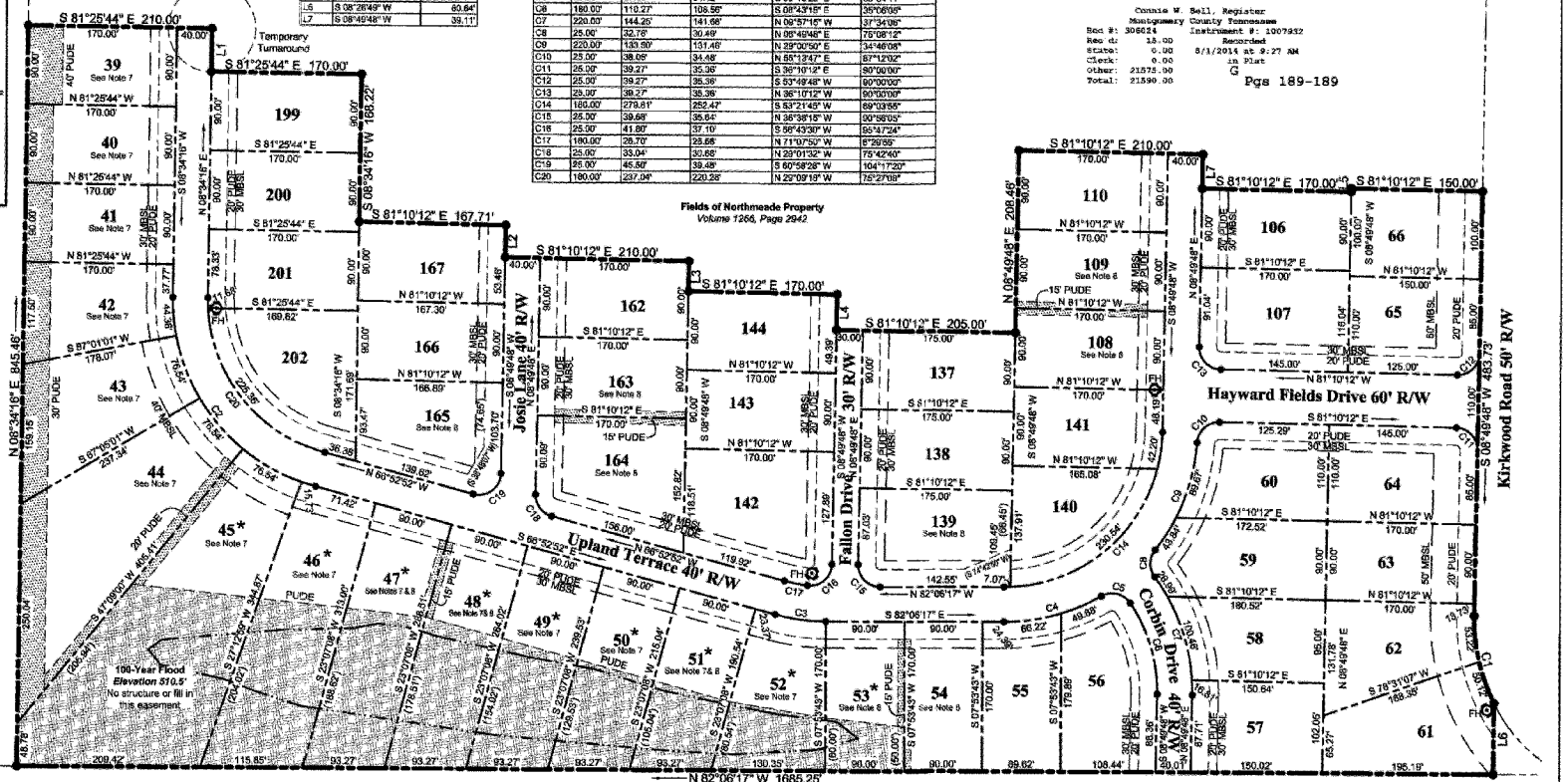


LINE	BEARING	DISTANCE
L1	S 08°34'18" W	48.44'
L2	S 08°49'18" W	35.34'
L3	S 08°49'48" W	34.31'
L4	S 08°49'18" W	40.61'
L5	N 08°49'48" E	3.99'
L6	S 08°28'48" W	62.94'
L7	S 08°49'48" W	35.11'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	212.21'	103.34'	102.32'	S 05°07'13" E	27°04'01"
C2	220.30'	269.72'	269.23'	S 30°06'18" E	79°27'00"
C3	220.00'	68.49'	68.29'	S 74°20'20" E	1°12'00"
C4	220.00'	116.12'	114.76'	N 82°49'37" E	30°14'11"
C5	25.00'	37.55'	34.12'	S 09°18'22" E	88°04'11"
C6	160.00'	110.27'	105.55'	S 08°43'18" E	39°06'09"
C7	220.00'	144.20'	141.66'	N 05°57'10" W	37°34'08"
C8	25.00'	32.19'	30.49'	N 08°49'48" E	75°08'12"
C9	220.00'	133.30'	131.46'	N 29°02'50" E	34°48'08"
C10	25.00'	38.25'	34.48'	N 50°12'12" E	81°12'02"
C11	25.00'	39.27'	35.38'	S 30°10'12" E	90°00'00"
C12	25.00'	39.27'	35.38'	S 53°49'48" W	90°00'00"
C13	25.00'	39.27'	35.38'	N 38°10'12" W	90°00'00"
C14	180.00'	278.51'	252.47'	S 37°14'57" W	89°19'55"
C15	25.00'	39.48'	35.54'	S 30°10'12" E	90°00'00"
C16	25.00'	41.87'	37.10'	S 90°43'30" W	90°17'24"
C17	180.00'	267.70'	235.65'	N 71°10'52" W	8°29'55"
C18	25.00'	35.04'	30.69'	N 20°10'12" W	75°42'40"
C19	25.00'	45.89'	39.48'	N 07°52'28" W	104°17'20"
C20	180.00'	237.04'	220.25'	N 20°19'19" W	75°27'00"

Connie W. Bell, Registrar
Montgomery County Tennessee
Rec #: 306524
Rec dt: 12-10-2013
Instrument #: 1007932
Recorded
Date: 8/1/2014 at 9:27 AM
Clerk: 0.00
Other: 21574.30
Total: 21599.30
Pgs 189-189



- LEGEND**
- M.B.S. Minimum Building Setback Line
 - P.U.D.F. Public Utility and Drainage Easement
 - Boundary Line
 - Property Line
 - Right of Way Line
 - Iron Pin
 - Curve Point
 - 100-Yr Flood Easement
 - Conc. Monument
 - Fire Hydrant
 - Owner-Maintained Easement
 - SSDS Area

Final Plat WELLINGTON FIELDS, SECTION 1

- NOTES:**
- All easements shown may be used for power, telephone, gas, sanitary sewer, and water, 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 39-62 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.
 - Lots 47, 48, 51, 53, 54, 106, 109, 138 and 163-168 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.

* Elevation certificates for the following lots are required. A portion of these lots lie within the 100 yr. storm flood easement (Storm frequency). The minimum flood elevation shown shall include basements, all heating and cooling units and ductwork.

Lots: 46-53 Elev. 511.5'

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.

Developed by:
Fields of Northside
P. O. Box 3409
Clarksville, TN 37043
(931) 249-0834

STATE PLANE
(NAD 83)

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

WEAKLEY BROTHERS
ENGINEERING

P. O. Box 3409 / 2121 Old Ashland City Rd.
Clarksville, TN 37043 846-8445

Date: 10-1-2013
Job No.: 08-527
Dwg. No.: 08527rev1a.dwg

Land Surveying Civil Engineering

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY, I, JIM CHERRY, a Notary Public in and for said State, do hereby certify that the within named BARGAINOR(S) WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGE THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

4-28-14 4-11-17
NOTARY PUBLIC DATE MY COMMISSION EXPIRES



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 4-28-14		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 ENG. OR SURVEYOR DATE 4/28/14		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 4/29/14		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 UTILITY DISTRICT 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 OR UTILITY DIST. OFFICIAL DATE 4/29/14		CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY I hereby certify that to 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. CLARK COUNTY SW/BLDG & CODES OFFICIAL DATE 4/29/14		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. DR. CLARK-MONT. CO. REG. PLAR. COMM. DATE 5/1/2014		WELLINGTON FIELDS, SECTION 1 FINAL PLAT 10-1-2013 DATE TOTAL ACRES 25.18 TOTAL LOTS 51 ACRES NEW ROAD 2.99 MILES NEW ROAD 0.6 OWNER See Above CIVIL DISTRICT 1 SCALE: 1"= 100' 	
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