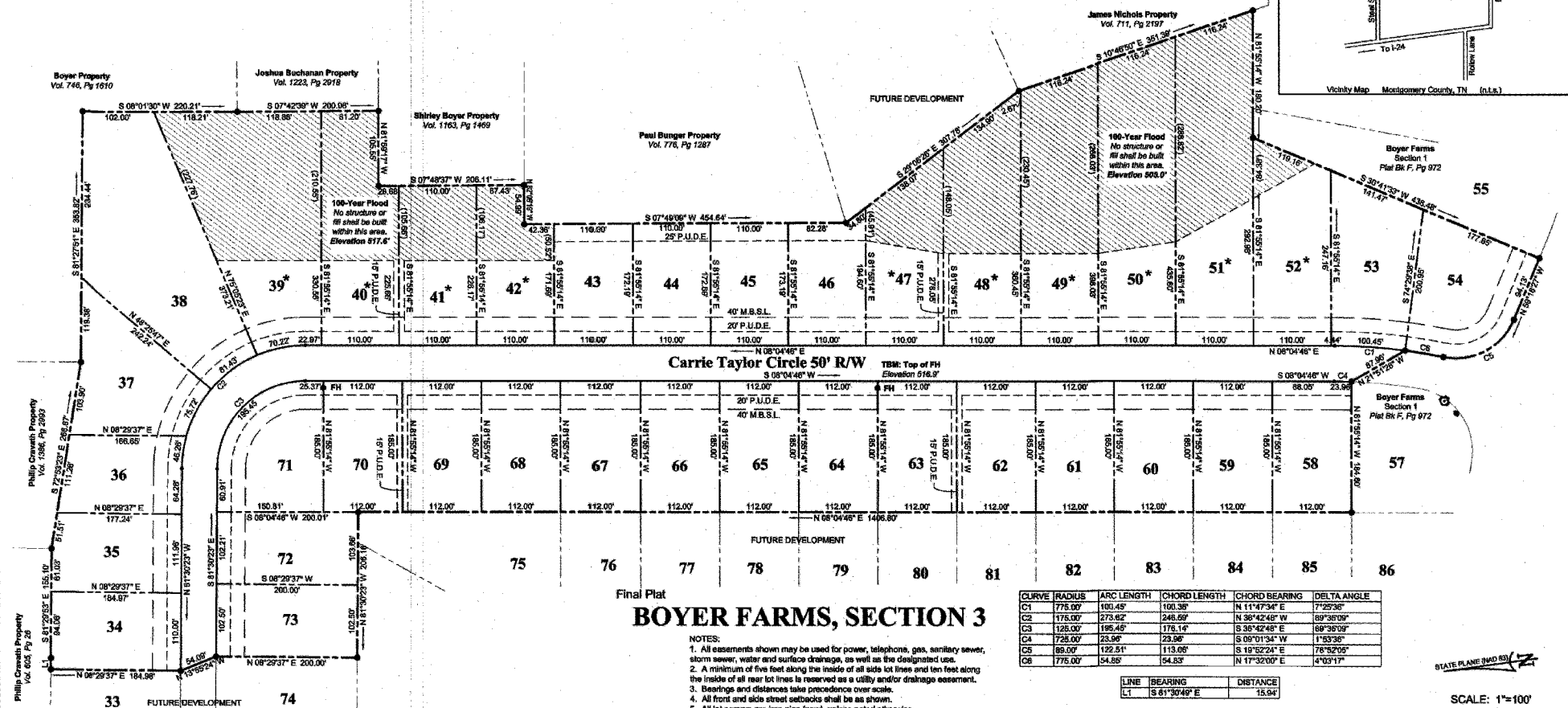
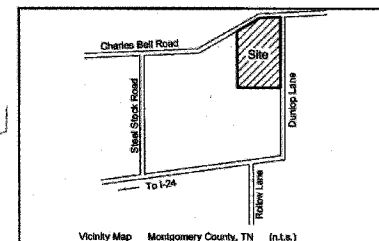


Rack # 10-336

Donnie W. Bell, Register
Montgomery County Tennessee
Rec #: 242736 Instrument #: 906748
Rec'd: 12.00 Recorded
State: 0.00 10/20/2011 at 2:41 PM
Clark: 0.00 In Place
Other: 13914.00 F
Total: 13929.00 F
Pgs 1024-1024



BOYER FARMS, SECTION 3

NOTES:

1. All easements 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 39-43 and 69-73 require soil compaction certification or a soil compaction certification waiver submission to the Montgomery County Building Codes Dept. before building permits will be issued.
8. Lots 39-42 lie within a 100 year flood zone. The minimum crawlspace or basement floor elevation, including all mechanical systems, electrical systems, ductwork, etc., shall be at least one foot above the 100 year base flood elevation of 517.5'. Lots 47-52 lie within a 100 year flood zone. The minimum crawlspace or basement floor elevation, including all mechanical systems, electrical systems, ductwork, etc., shall be at least one foot above the 100 year base flood elevation of 505.0'.
9. Lots 40, 41, 47, 48, 62, 63, 69, and 70 have storm water control structures or structural BMPs that require a Storm Water Maintenance Agreement to be filed with the Montgomery County Register of Deeds and the Montgomery County Building Codes Department before all or any portion of the property is transferred or conveyed.

LEGEND

- MBRL Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Boundary Line
- Property Line
- Right of Way Line
- Iron Pin
- Curve Point
- Conc. Monument
- Fire Hydrant

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	775.00'	180.45'	100.36'	N 11°47'34" E	7°29'36"
C2	175.00'	273.62'	246.69'	N 36°42'48" W	89°36'09"
C3	125.00'	195.45'	176.14'	S 36°42'48" E	89°36'09"
C4	725.00'	23.96'	23.96'	S 03°01'34" W	1°03'36"
C5	65.00'	122.51'	113.06'	S 19°52'05" E	78°52'05"
C6	775.00'	154.85'	54.83'	N 17°32'00" E	4°03'17"

LINE	BEARING	DISTANCE
L1	S 61°30'49" E	15.94'

SCALE: 1"=100'

FINAL PLAT FOR:

GC Land Development

Map 34, Parcel 50.14 & 50.16: 1st Civil District
Property Recorded in
Vol. 1318, pg 639 & Vol. 1318, pg 641
R. O. Montgomery County
Clarksville, Tennessee

Developed By:
GC Land Development
P.O. Box 30878
Clarksville, TN 37040
Ph. # (931) 233-0565

WEAKLEY BROTHERS
ENGINEERING

P.O. Box 3409 / 2121 Old Ashland City Rd
Clarksville, TN 37043 648-9445
Land Surveying Civil Engineering

Date: 10-5-11
Job No.: 09-482
Dwg. No: 09452.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 BORGANORIS WITH WHOM I AM PERSONALLY
ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN
INSTRUMENT.

NOTARY PUBLIC ANNE ALLEN DATE 10-5-11
MY COMMISSION EXPIRES 3-18-15

CERTIFICATE OF OWNERSHIP AND DEDICATION

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) [Signature] DATE 10/5/11

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

REGISTERED ENG. OR SURVEYOR [Signature] DATE 10/5/11

CERTIFICATE OF APPROVAL OF STREETS/ROADS

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 10/5/11

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 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 10/5/11

**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.

Montgomery County SWCBldg & Codes Official DATE 10/5/11

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN
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. PLAN. COMM. DATE 10/5/11

Boyer Farms, Section 3

FINAL PLAT
10-5-11
DATE

TOTAL ACRES 24.62 **TOTAL LOTS** 37
ACRES NEW ROAD 2.33 **MILES NEW ROAD** 0.4
OWNER GC Land Development **CIVIL DISTRICT** 1st

SCALE: 1"= 100'

100 0 100 200