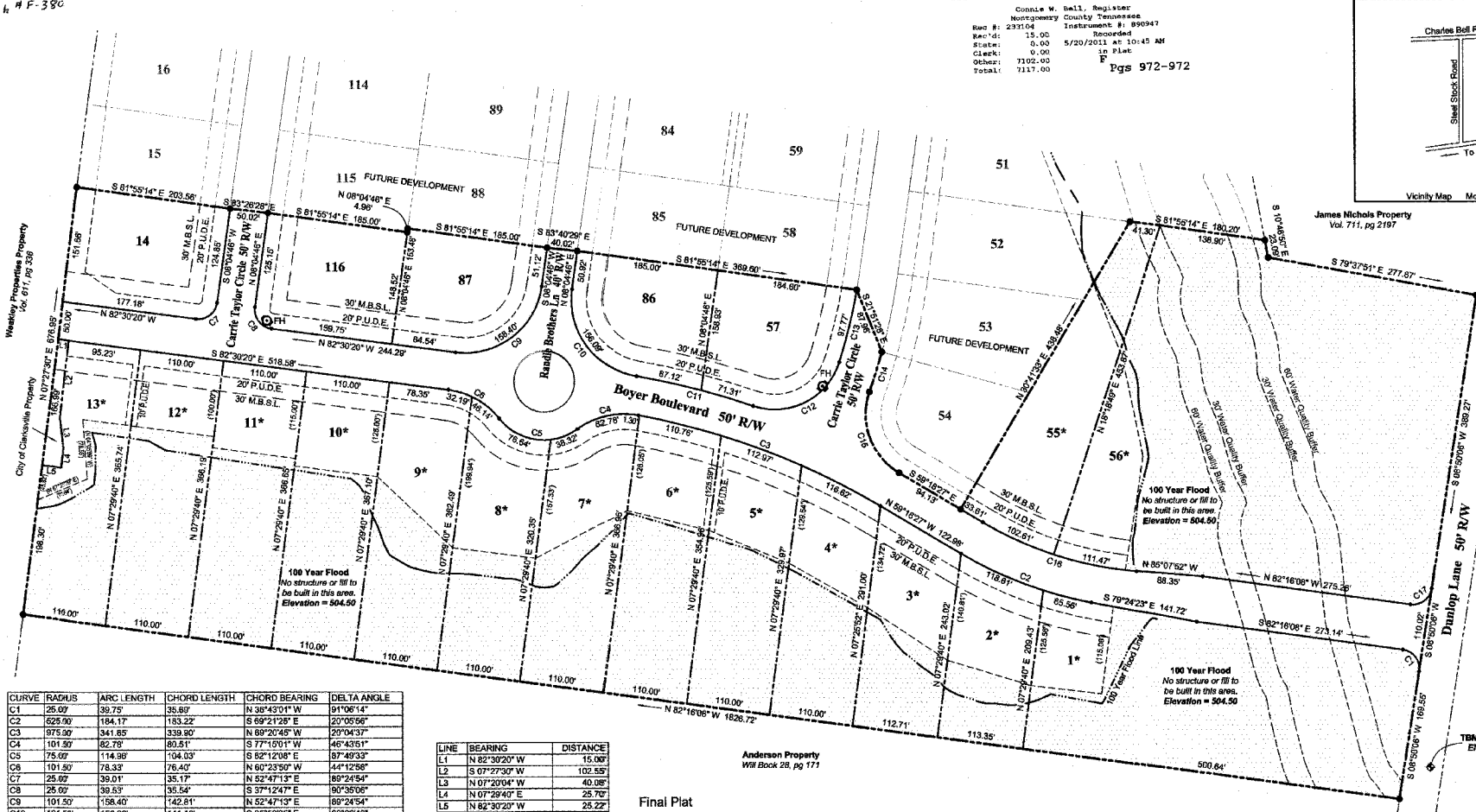
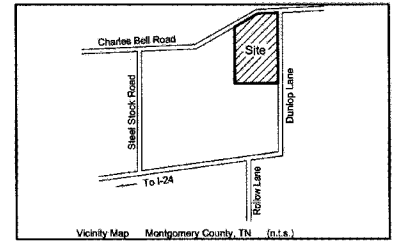


Reel # F-380

Comptroller W. Hall, Register
Montgomery County Tennessee
Map # 237104 Instrument # 890947
Date: 5/20/2011 at 10:45 AM
Clerk: 0.00 in Plate
Other: 7102.00
Total: 7117.00
Pg 972-972



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.75	35.80	N 38°43'01\"	91°06'14\"
C2	525.00	184.17	183.22	S 69°21'28\"	20°05'56\"
C3	975.00	341.85	339.90	N 69°20'45\"	20°04'37\"
C4	101.30	82.78	80.51	S 77°10'01\"	46°43'51\"
C5	75.00	114.90	104.03	S 62°12'08\"	37°49'33\"
C6	101.80	78.33	76.40	N 60°23'50\"	64°12'58\"
C7	25.00	39.01	35.17	N 52°47'13\"	86°24'54\"
C8	25.00	39.53	35.54	S 37°12'47\"	90°35'06\"
C9	101.50	156.00	142.61	N 52°47'13\"	86°24'54\"
C10	101.50	156.00	141.16	S 38°58'35\"	88°06'43\"
C11	102.00	158.43	158.27	N 75°36'16\"	8°51'21\"
C12	89.00	141.85	127.09	N 63°15'41\"	91°02'25\"
C13	725.00	97.77	97.70	N 13°50'10\"	7°43'37\"
C14	775.00	54.85	54.83	S 17°32'00\"	4°03'17\"
C15	89.00	122.51	113.06	S 19°52'24\"	78°62'05\"
C16	475.00	214.06	212.28	S 72°13'09\"	25°49'26\"
C17	25.00	38.79	35.01	N 53°18'59\"	88°53'46\"

LINE	BEARING	DISTANCE
L1	N 82°30'20\"	15.00'
L2	S 07°27'30\"	102.55'
L3	N 07°20'04\"	40.90'
L4	N 07°29'47\"	25.70'
L5	N 82°30'20\"	25.22'

Anderson Property
WV Book 28, pg 171

Final Plat BOYER FARMS, SECTION 1

- 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 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.
 1. Lots 1 & 58 shall have access to Boyer Boulevard only.
 2. Lots 1-14 require soil compaction certification or a soil compaction certification waiver submission to the Montgomery County Building Codes Dept. before building permits will be issued.
 3. Lots 1-13 & 55-58 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 504.50.

* 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 floor elevation shown shall include basements, all heating and cooling units and ductwork.
Lots: 1-13, 55-58 Elev. 504.50'

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

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

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

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
Date: 5-11-11
Job No.: 09-452
Dwg. No.: 09452.dwg

NOTARIAL SEAL
STATE OF TENNESSEE, MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME (I, _____),
A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY
OF TENNESSEE
THE WITHIN NAMED AND UNDERSIGNED PERSON I AM PERSONALLY ACQUAINTED AND I KNOW AND I AM Satisfied THAT THEY EXECUTED THE WITHIN INSTRUMENT.



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

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. DATE: 5-19-11 OWNER(S):		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. DATE: 5-19-11 REGISTERED ENG. OR SURVEYOR:		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. DATE: 5/19/11 SUPER. CITY STREETS OR CO. HWY. SUPER:		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. DATE: 5/19/11 CITY/ENGINEER OR UTILITY DIST. OFFICIAL:		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. DATE: 5/19/11 Mont. County SWD/Bldg. & Codes Official:		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. DATE: 5/20/11 DIR. CLARK/MONT. CO. REG. PLAN. COMM:	
Boyer Farms, Section 1 FINAL PLAT DATE: 5-11-11 TOTAL ACRES: 24.15 ACRES NEW ROAD: 3.02 OWNER: GC Land Development SCALE: 1"= 100' 100 0 100 200		TOTAL LOTS: 20 MILES NEW ROAD: 0.46 CIVIL DISTRICT: 1st									