

Connie E. Gunnett, Register
 Montgomery County Tennessee
 Rec #: 486527 Instrument #: 1279665
 Rec'd: 16.00 Recorded:
 State: 9.00 10/7/2020 at 1:06 PM
 Clerk: 9.00 in Plat
 Other: 2800.00 K
 Total: 2801.00
 PGS 241-241

WOODBERRY SECTION 1 (CLUSTER) FINAL PLAT MONTGOMERY COUNTY, TENNESSEE

HOA RECORDED IN
 ORV 2018 PAGE 154 ROMCT



ERNEST WOODSON PROPERTY
 REC'D VOL. 306, PG. 453, R.O.M.C.T.

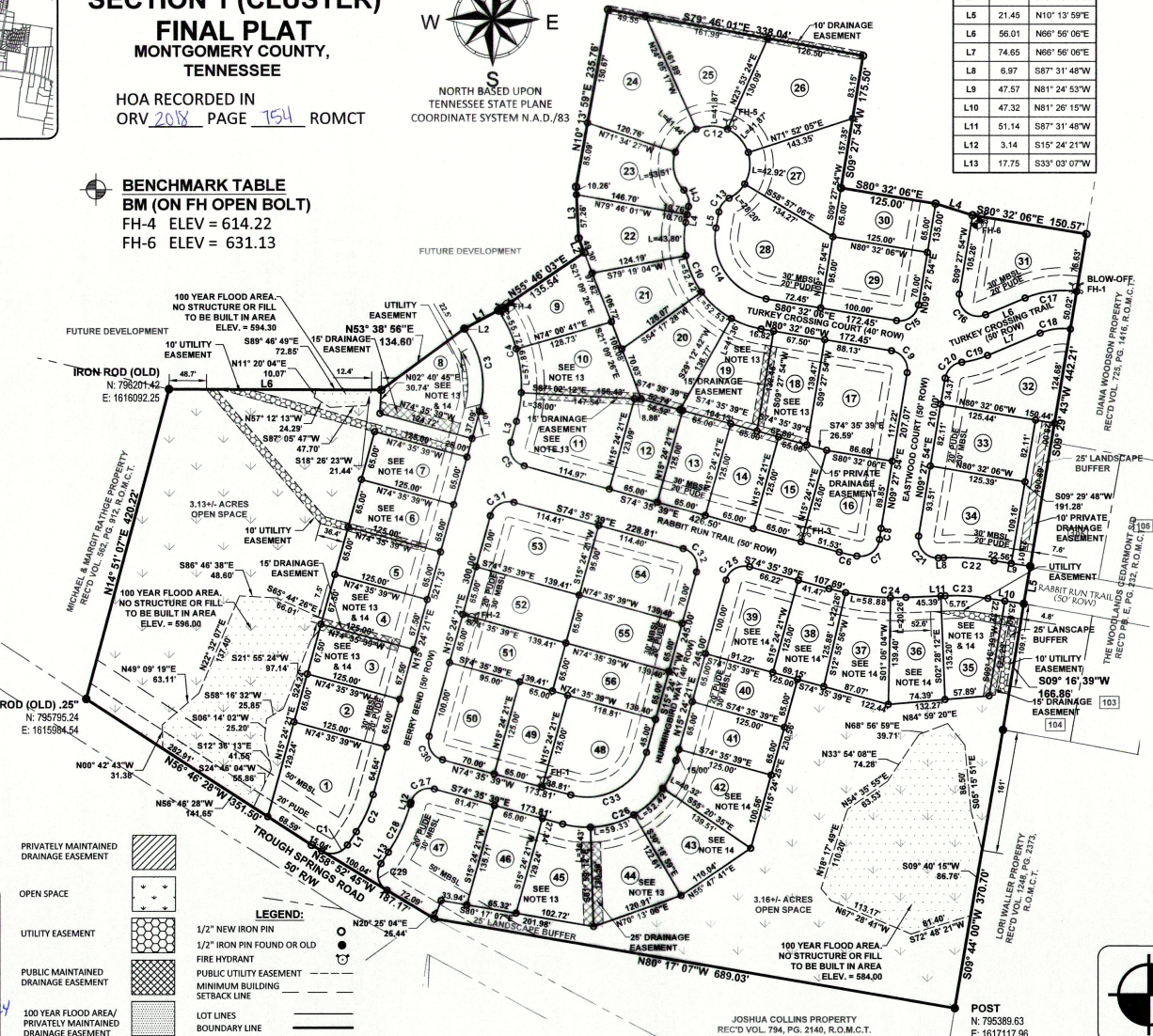
DUPLICATE

Line #	Length	Direction
L1	21.11	S33° 01' 10"W
L2	0.71	S36° 21' 04"E
L3	28.59	N15° 24' 21"E
L4	21.45	S10° 13' 59"W
L5	21.45	N10° 13' 59"E
L6	56.01	N66° 56' 06"E
L7	74.65	N66° 56' 06"E
L8	6.97	S87° 31' 45"W
L9	47.57	N81° 24' 53"W
L10	47.32	N81° 26' 15"W
L11	51.14	S87° 31' 45"W
L12	3.14	S15° 24' 21"W
L13	17.75	S33° 03' 07"W

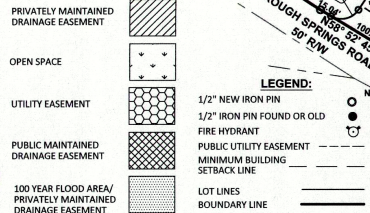
Curve #	Arc	Radius	Delta	Chord Direction	Chord Length
C1	38.44'	25.00'	88° 06' 06"	S77° 04' 12"W	34.76'
C2	63.90'	175.00'	17° 38' 45"	S24° 13' 44"W	53.68'
C3	112.92'	126.00'	61° 45' 25"	S10° 28' 22"E	109.12'
C4	161.61'	175.00'	49° 38' 18"	N09° 24' 48"W	146.91'
C5	39.27'	25.00'	90° 00' 00"	N29° 35' 39"W	35.36'
C6	23.50'	275.00'	4° 53' 44"	N77° 02' 31"W	23.49'
C7	41.35'	26.00'	94° 46' 22"	S53° 07' 27"W	36.80'
C8	14.64'	225.00'	3° 43' 38"	S07° 36' 05"W	14.63'
C9	39.27'	25.00'	90° 00' 00"	S35° 32' 06"E	35.36'
C10	190.10'	120.00'	90° 46' 06"	S35° 09' 04"E	170.84'
C11	23.18'	25.00'	53° 07' 48"	S16° 19' 55"E	22.36'
C12	249.81'	50.00'	286° 15' 37"	N79° 46' 01"W	60.00'
C13	23.18'	25.00'	53° 07' 49"	N36° 47' 53"E	22.36'
C14	126.74'	80.00'	90° 46' 06"	N35° 09' 04"W	113.89'
C15	39.27'	25.00'	90° 00' 00"	S54° 27' 54"W	35.36'
C16	53.48'	25.00'	122° 31' 48"	S51° 48' 00"E	43.84'
C17	68.61'	125.00'	31° 27' 02"	N82° 39' 37"E	67.76'
C18	40.20'	75.00'	30° 42' 37"	N82° 17' 25"E	39.72'
C19	34.97'	125.00'	16° 01' 49"	N74° 57' 01"E	34.86'
C20	32.07'	25.00'	73° 30' 02"	N46° 12' 55"E	29.92'
C21	44.48'	25.00'	101° 56' 05"	N41° 30' 09"W	38.84'
C22	66.27'	325.00'	11° 40' 58"	N86° 37' 42"W	66.15'
C23	56.07'	275.00'	11° 40' 58"	N86° 37' 42"W	55.98'
C24	101.40'	325.00'	17° 52' 33"	N83° 31' 55"W	100.99'
C25	39.27'	25.00'	90° 00' 00"	S60° 24' 21"W	35.36'
C26	188.50'	120.00'	90° 00' 00"	S60° 24' 21"W	169.71'
C27	39.27'	25.00'	90° 00' 00"	S60° 24' 21"W	35.36'
C28	69.30'	225.00'	17° 38' 45"	S24° 13' 44"W	69.02'
C29	40.11'	25.00'	91° 55' 51"	S12° 54' 49"E	35.95'
C30	39.27'	25.00'	90° 00' 00"	N29° 35' 39"W	35.36'
C31	39.27'	25.00'	90° 00' 00"	N60° 24' 21"E	35.36'
C32	39.27'	25.00'	90° 00' 00"	S29° 35' 39"E	35.36'
C33	125.66'	80.00'	90° 00' 00"	S60° 24' 21"W	113.14'

- NOTES:**
- All easements shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage as well as the designed 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 shown take precedence over scale.
 - All front and side streets setbacks shall be as shown.
 - Any lot in this subdivision may be replatted with the approval of the Montgomery County Regional Planning Commission.
 - 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 a prospective property owner unless otherwise noted.
 - The degree of flood protection required hereon is considered responsible for regulatory purposes only. The 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, pipeline failures, etc. 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.
 - FLOOD CERTIFICATE REQUIRED:** The flood elevations within the open space may be within a 15 base flood. The minimum finished building pad, heating and cooling units and ductwork including basement shall be 1 feet above flood level and Minimum finished floor elevation shall be 1 foot above flood level. NO STRUCTURE OR FILL TO BE BUILT IN AREA.
 - Owner/Developer is responsible for providing water and sewer service to proposed lots.
 - Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
 - The HOA will own and maintain all open spaces, landscape buffers, sidewalks and the storm drainage structures within the open spaces.
 - All exterior pole lighting shall be shielded from upward illumination.
 - Lots 3, 4, 8, 10, 11, 15, 19, 35, 44, and 45 have storm water control structures or structural facilities that require 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 3, 4, 6-8, 35-39, 42, and 43 require soil compaction certification for each 12 [twelve] inch lift of fill or the submission of a soil compaction certificate to the Montgomery County Building and Codes Department before building permits will be issued.

BENCHMARK TABLE
 BM (ON FH OPEN BOLT)
 FH-4 ELEV = 614.22
 FH-6 ELEV = 631.13



Line #	Length	Direction
L1	50.39	N61° 09' 12"E
L2	20.35	N21° 09' 26"W
L3	67.53	N02° 49' 01"W
L4	50.47	S72° 42' 23"E
L5	49.98	S09° 30' 01"W
L6	276.56	S89° 46' 49"E



NOTARIZATION
 STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONNEL APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, and acknowledged that they executed the within described instrument.

E. Gordon Watson
 Notary Public
 Date: 10-5-2020

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, WE HEREBY CERTIFY THAT I (AM, WE ARE OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTIONS AND RESERVATIONS FOR STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

E. S. Watson 10/6/20
 OWNER(S) DATE

CERTIFICATE OF UTILITY
 I HEREBY CERTIFY THAT ALL STREETS, ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OR COUNTY SPECIFICATIONS OR THAT A SURVEY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THAT OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[Signature] 10-5-2020
 SUPER. CITY STREETS OR CO. HWY. SUPER. DATE

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 / UTILITY DISTRICT SPECIFICATIONS OR THAT A CASH, IRREVOCABLE LETTER OF CREDIT OR SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THAT OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[Signature] 10/6/20
 CITY ENGINEER OR UTILITY DIST. OFFICIAL. DATE

CERTIFICATE OF APPROVAL OF UTILITIES
 I HEREBY CERTIFY THAT ALL WATER AND SEWER LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY / UTILITY DISTRICT SPECIFICATIONS OR THAT A CASH, IRREVOCABLE LETTER OF CREDIT OR SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THAT OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[Signature] 10/6/20
 CITY ENGINEER OR UTILITY DIST. OFFICIAL. DATE

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY
 I HEREBY CERTIFY THAT NO CONDITIONS CONTRARY TO THE MONTGOMERY CO. STORM WATER BUILDING & CODE REGULATIONS ARE KNOWN TO EXIST.
 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 ALL REQUIRED BONDS HAVE BEEN POSTED.

[Signature] 10/6/20
 MONTGOMERY COUNTY SW/2 BUILDINGS & CODES OFFICIAL. DATE

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.

[Signature] 10/6/20
 DIR. CO. MONT. CO. REG. PLAN. COMM. DATE

FINAL PLAT: WOODBERRY SECTION 1 (CLUSTER)

FINAL PLAT DATE: 10/5/2020	DEED REFERENCE: MAP 082, PARCEL 025.08 O.R.V. 1315, PAGE 2874, R.O.M.C.T.
TOTAL ACRES: 24.14±	TOTAL LOTS: 56
TOTAL NEW ROAD: 2.25±	ZONED: R-1 (CLUSTER) AS OF 6-16-20
OWNER: ERNEST WOODSON	MILES NEW ROAD: 0.66±
	CIVIL DISTRICT: 5TH

SCALE: 1"=150' 0' 150' 300'

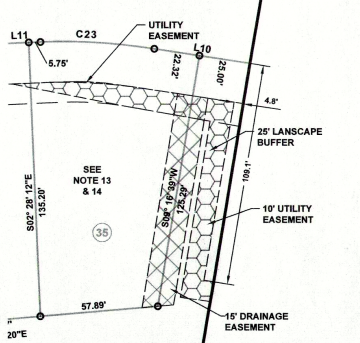


EXHIBIT "A"
 (LOT 35 & OPEN SPACE EASEMENTS)

MCKAY-BURCHETT & COMPANY ENGINEERS
 1545 Madison Street
 Clarksville, TN 37040
 Ph 931-245-3095