

VICINITY MAP

Suiter
Surveying
 & Land Planning, Inc.

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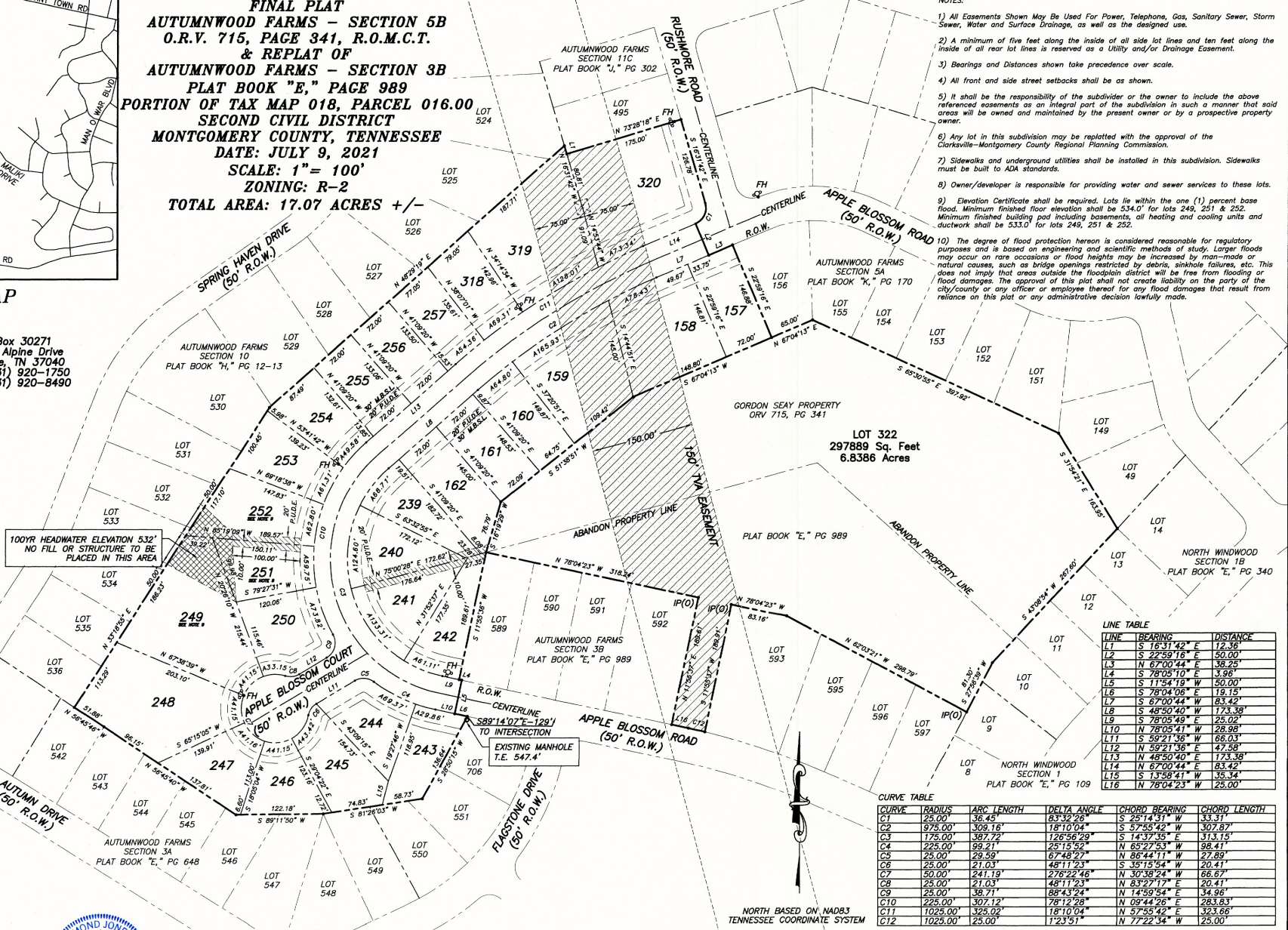
FINAL PLAT
AUTUMNWOOD FARMS - SECTION 5B
O.R.V. 715, PAGE 341, R.O.M.C.T.
& REPLAT OF
AUTUMNWOOD FARMS - SECTION 3B
PLAT BOOK "E," PAGE 989
PORTION OF TAX MAP 018, PARCEL 016.00
SECOND CIVIL DISTRICT
MONTGOMERY COUNTY, TENNESSEE
DATE: JULY 9, 2021
SCALE: 1" = 100'
ZONING: R-2
TOTAL AREA: 17.07 ACRES +/-

LOT TABLE

Lot	Acres	Sq. Feet
157	0.24	10573
158	0.46	20195
159	0.46	20033
160	0.24	10427
161	0.24	10567
162	0.28	12063
239	0.22	9509
240	0.25	10731
241	0.27	11804
242	0.23	9947
243	0.21	9316
244	0.25	11006
245	0.27	11660
246	0.22	9424
247	0.24	10576
248	0.27	11970
249	0.62	26818
250	0.30	13200
251	0.24	10269
252	0.33	14232
253	0.26	11373
254	0.24	10533
255	0.22	9564
256	0.22	9596
257	0.23	9855
318	0.24	10275
319	0.57	24646
320	0.64	27900
322	6.84	297889

100YR HEADWATER ELEVATION 532'
 NO FILL OR STRUCTURE TO BE
 PLACED IN THIS AREA

LEGEND
 IP(O) = IRON PIN OLD FOUND
 W/O = 1/2" x 18" IRON PIN NEW SET CAP # 1837
 R.O.W. = RIGHT-OF-WAY
 M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 POINT OF CURVATURE: O
 FH = HYDRANT
 P.U.D.E.:
 CENTERLINE:
 BOUNDARY LINE:
 RIGHT-OF-WAY LINE:
 EASEMENT:
 PUBLIC DRAINAGE EASEMENT:
 PRIVATE DRAINAGE EASEMENT:
 TVA EASEMENT:



- NOTES:
- 1) All Easements Shown May Be Used For Power, Telephone, Gas, Sanitary Sewer, Storm Sewer, Water and Surface Drainage, as well as the designed 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 shown take precedence over scale.
 - 4) All front and side street setbacks shall be as shown.
 - 5) It shall 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 property owner.
 - 6) Any lot in this subdivision may be replatted with the approval of the Clarksville-Montgomery County Regional Planning Commission.
 - 7) Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
 - 8) Owner/developer is responsible for providing water and sewer services to these lots.
 - 9) Elevation Certificate shall be required. Lots lie within the one (1) percent base flood. Minimum finished floor elevation shall be 534.0' for lots 249, 251 & 252. Minimum finished building pad including basements, all heating and cooling units and ductwork shall be 533.0' for lots 249, 251 & 252.
 - 10) The degree of flood protection herein 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, shoreline failures, etc. This does not imply that areas outside the floodplain 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 flood damages that result from reliance on this plat or any administrative decision lawfully made.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16°31'42" E	12.36
L2	S 22°59'16" E	50.00
L3	N 67°00'44" E	38.25
L4	S 78°05'19" E	13.56
L5	S 11°54'19" W	50.00
L6	S 78°04'06" E	19.15
L7	S 67°00'44" W	83.42
L8	S 48°50'40" W	123.38
L9	S 78°05'49" E	25.02
L10	N 78°05'41" W	28.96
L11	S 59°21'36" W	66.03
L12	N 59°21'36" E	47.58
L13	N 48°50'40" E	123.38
L14	N 67°00'44" E	83.42
L15	S 13°58'41" W	35.34
L16	N 78°04'23" W	25.00

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	36.43'	83°32'24"	S 25°14'31" W	12.36
C2	975.00'	309.18'	18°10'04"	S 57°55'42" W	307.87'
C3	175.00'	387.72'	126°56'29"	S 14°37'35" E	313.15'
C4	225.00'	99.21'	25°15'52"	N 65°27'53" W	99.41'
C5	25.00'	29.57'	67°48'57"	N 85°44'11" W	27.85'
C6	25.00'	21.03'	48°11'23"	S 35°15'54" W	20.41'
C7	50.00'	241.19'	276°22'46"	N 30°38'24" W	66.67'
C8	25.00'	21.03'	48°11'23"	N 83°27'17" E	20.41'
C9	25.00'	38.71'	88°43'24"	N 14°53'54" E	34.98'
C10	225.00'	307.12'	78°12'58"	N 09°44'26" E	283.63'
C11	1025.00'	325.02'	18°10'04"	S 57°55'42" E	323.66'
C12	1025.00'	25.00'	173°51'51"	N 77°22'34" W	25.00'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I/WE HEREBY CERTIFY THAT I/AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISHING 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 7/26/21

NOTARIZATION
 STATE OF TENNESSEE, MONTGOMERY COUNTY
 I, _____, a Notary Public in and for said State and County, do hereby certify that the within named individual(s) with whom I am personally acquainted and who acknowledged that they executed the within described instrument.
 MY COMMISSION EXPIRES: 7/16/25
 NOTARY PUBLIC 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 CASH IRREVOCABLE LETTERS OF CREDIT OR 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 OF UTILITY DIST. OFFICIAL DATE 7/26/21

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 COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 SURVEYOR DATE 7-9-21

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 THE 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 7-23-21

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS HEREON COMPLES 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.
 DIRECTOR CLARKVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION DATE

DATE: 5-17-2021
 TOTAL ACRES: 17.07
 OWNER: GORDON SEAY, ET UX
 ADDRESS: P.O. BOX 30095
 CLARKVILLE, TN 37040
 TOTAL LOTS: 29 MILES NEW ROAD: 0.24
 CIVIL DISTRICT: 2nd ACRES NEW ROAD: 0.69
 TAX MAP & Parcel: MAP 018-016.00
 PROPERTY ADDRESS: AUTUMNWOOD FARMS
 CLARKVILLE, TN
 GRAPHIC SCALE: 1" = 100'
 0 100 200 300