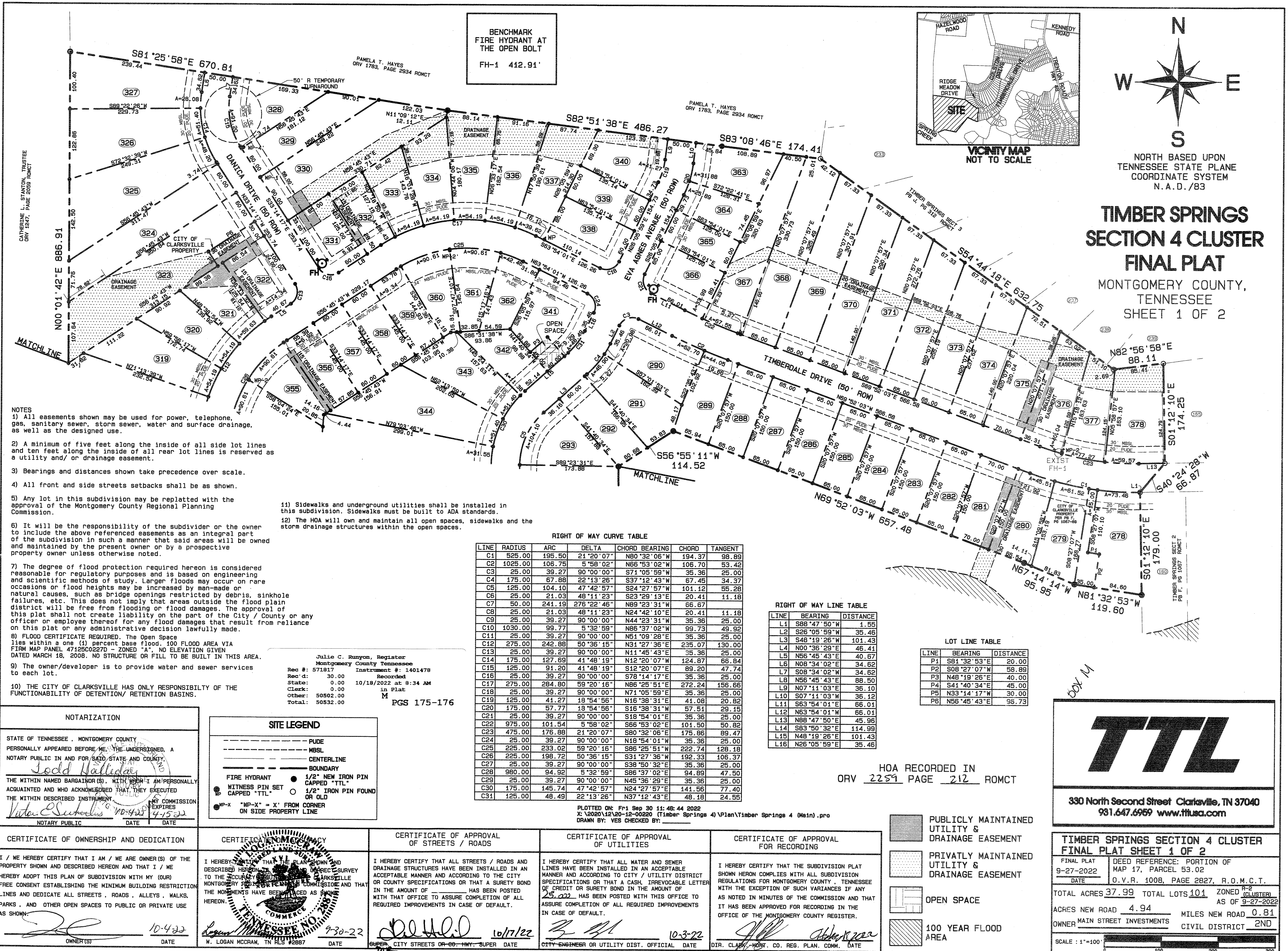
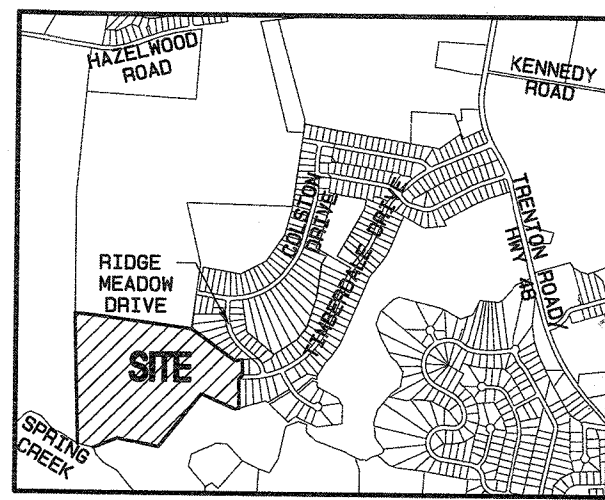






VICINITY MAP NOT TO SCALE

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 streets setbacks shall be as shown.
- 5) Any lot in this subdivision may be replatted with the approval of the Montgomery County Regional Planning Commission.
- 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 property owner unless otherwise noted.
- 7) 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 debris, sinkhole 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.
- 8) FLOOD CERTIFICATE REQUIRED. The Open Space lies within a one (1) percent base flood. 100 FLOOD AREA VIA FIRM MAP PANEL 47125C0227D - ZONED "A" NO ELEVATION GIVEN DATED MARCH 18, 2008. NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
- 9) The owner/developer is to provide water and sewer services to each lot.
- 10) THE CITY OF CLARKSVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONABILITY OF DETENTION/RETENTION BASINS.
- 11) Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
- 12) The HOA will own and maintain all open spaces, sidewalks and the storm drainage structures within the open spaces.

SITE LEGEND

- PUDE
- MBSL
- CENTERLINE
- BOUNDARY
- 1/2" NEW IRON PIN CAPPED "TTL"
- 1/2" IRON PIN FOUND OR OLD
- "MP-X" = X' FROM CORNER ON SIDE PROPERTY LINE

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
Jedd Hall
THE WITHIN NAMED BARGAINOR(S), WITH MY COMMISSION EXPIRES 12-25-25
ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY ARE THE WITHIN DESCRIBED INSTRUMENT.
NOTARY PUBLIC DATE 10-3-22

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 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 10-4-22

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN, SURVEY, AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY OF THE CLARKSVILLE MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION AND THAT THE DOCUMENTS HAVE BEEN FILED AS SHOWN HEREON.

W. LOGAN MCCRAE

DATE 10-3-22

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 \$15,000 HAS BEEN POSTED WITH THAT OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SUPER: CITY STREETS OR CO. HWY. SUPER DATE 10-17-22

CERTIFICATE OF APPROVAL OF UTILITIES

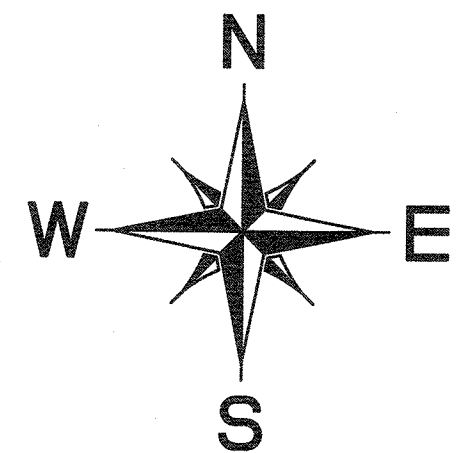
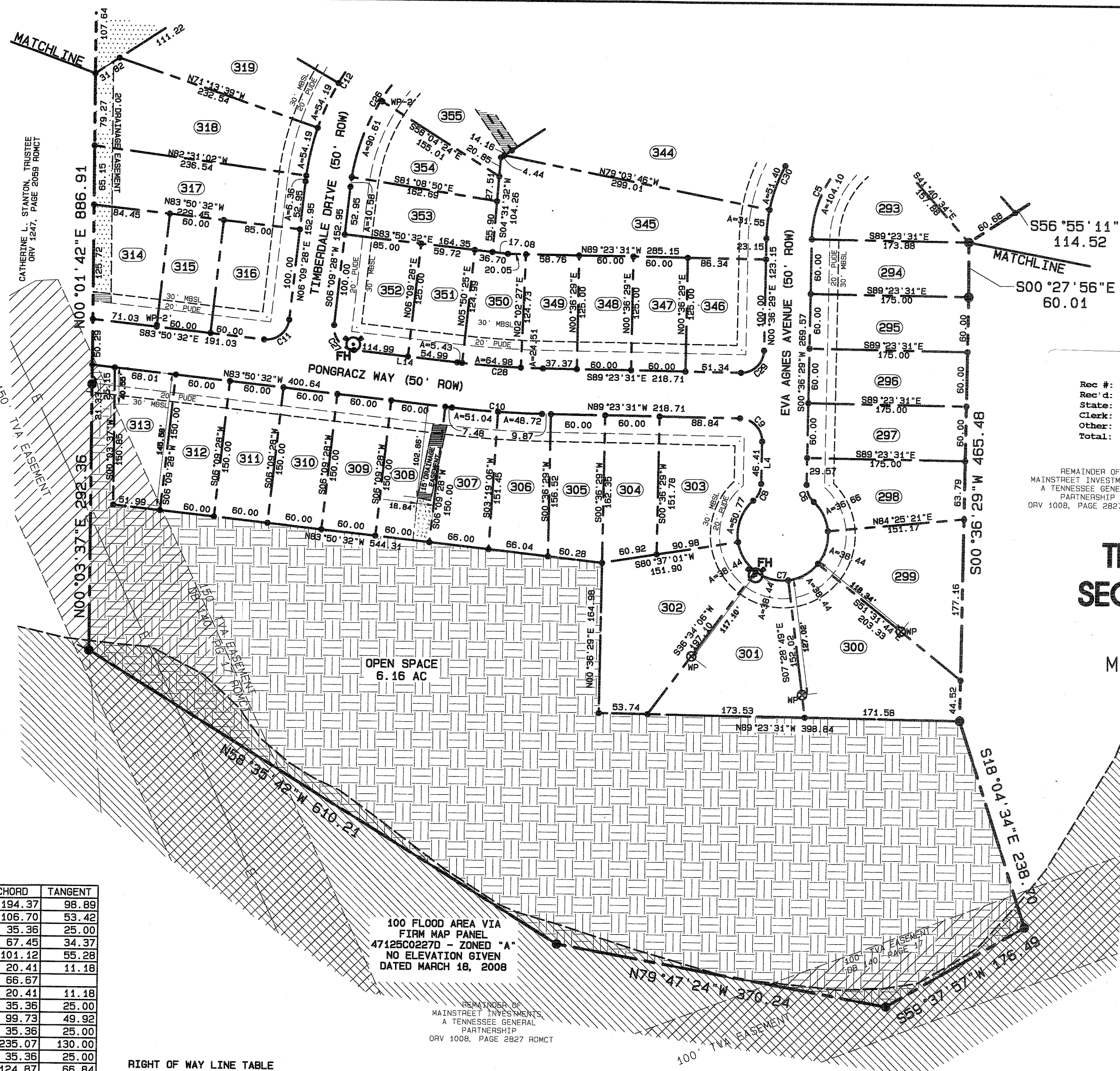
I HEREBY CERTIFY THAT ALL WATER AND SEWER LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY / UTILITY DISTRICT SPECIFICATIONS OR THAT A CASH, IRREVOCABLE LETTER OF CREDIT OR SURETY BOND IN THE AMOUNT OF \$15,000 HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER OR UTILITY DIST. OFFICIAL DATE 10-3-22

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.

DIR. CLARK-MONT. CO. REG. PLAN. COMM. DATE 10-3-22



NORTH BASED UPON
TENNESSEE STATE PLANE
COORDINATE SYSTEM
N.A.D./83

Julie C. Runyon, Register
Montgomery County Tennessee
Rec #: 571817 Instrument #: 1401478
Rec'd: 30.00 Recorded
State: 0.00 10/19/2022 at 8:34 AM
Clerk: 0.00 in Plat
Other: 50502.00 M
Total: 50532.00 PGS 175-176

REMAINDER OF
MAINSTREET INVESTMENTS,
A TENNESSEE GENERAL
PARTNERSHIP
ORV 100B, PAGE 2827 ROMCT

TIMBER SPRINGS SECTION 4 CLUSTER FINAL PLAT MONTGOMERY COUNTY, TENNESSEE SHEET 2 OF 2

RIGHT OF WAY LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°47'50"W	1.55
L2	S26°05'59"W	35.46
L3	S48°19'26"W	101.43
L4	N00°36'29"E	48.41
L5	N56°45'43"E	40.87
L6	N08°34'02"E	34.62
L7	S08°34'02"W	34.62
L8	N56°45'43"E	88.50
L9	N07°11'03"E	36.10
L10	S07°11'03"W	36.12
L11	S63°54'01"E	66.01
L12	N63°54'01"W	66.01
L13	N88°47'50"E	45.96
L14	S83°50'32"E	114.99
L15	N48°19'26"E	101.43
L16	N26°05'59"E	35.46

LOT LINE TABLE

LINE	BEARING	DISTANCE
P1	S81°32'53"E	20.00
P2	S08°27'07"W	58.89
P3	N48°19'26"E	40.00
P4	S41°40'34"E	45.00
P5	N33°14'17"W	30.00
P6	N56°45'43"E	96.73

HOA RECORDED IN
ORV 2259 PAGE 212 ROMCT

PLOTTED ON: Fri Sep 30 12:02:12 2022
X:\2020\12\20-12-00220 (Timber Springs 4) \Plan\Timber Springs 4 (Main).pro
DRAWN BY: YES CHECKED BY:

- TVA EASEMENT
- PUBLICLY MAINTAINED UTILITY & DRAINAGE EASEMENT
- PRIVATELY MAINTAINED UTILITY & DRAINAGE EASEMENT
- OPEN SPACE
- 100 YEAR FLOOD AREA

TTL
330 North Second Street Clarksville, TN 37040
931.647.6959 www.ttlusa.com

TIMBER SPRINGS SECTION 4 CLUSTER FINAL PLAT SHEET 2 OF 2

FINAL PLAT 9-27-2022 DEED REFERENCE: PORTION OF MAP 17, PARCEL 53.02
DATE O.V.R. 100B, PAGE 2827, R.O.M.C.T.
TOTAL ACRES 37.99 TOTAL LOTS 101 ZONED R-2
ACRES NEW ROAD 4.94 MILES NEW ROAD 0.81
OWNER MAIN STREET INVESTMENTS CIVIL DISTRICT 2ND
SCALE: 1"=100'