

Final Plat of:
WOFFORD ESTATES

- NOTES:
1. All easements 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 1-7 must obtain a driveway permit from TDOT before construction begins on site. Internal turnarounds on the driveways are required to exit onto Port Royal Road.
 8. Owner/Developer to provide water services to each lot.

CERTIFICATE OF APPROVAL OF TDOT

I HEREBY CERTIFY THAT THIS PROPERTY FRONTS ON SR 238, A DEDICATED PUBLIC ROAD. THE DRAINAGE FROM THIS PROPERTY WILL NOT CHANGE OR AFFECT THE DRAINAGE OF THIS ROAD OR ITS RIGHT OF WAY.

TN DEPARTMENT OF TRANS. OFFICIAL DATE

CERTIFICATE OF APPROVAL OF ROADS

I HEREBY CERTIFY THAT ALL STREETS/ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO 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.

COUNTY HIGHWAY SUPERINTENDENT DATE

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CGW SPECIFICATIONS OR THAT CASH, IRREVOCABLE LETTER OF CREDIT OR SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

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.

DIRECTOR OF M.C.M.C.R.P.C. DATE

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

I HEREBY CERTIFY THAT NO CONDITIONS CONTRARY TO THE MONTGOMERY COUNTY STORM WATER/BUILDING AND CODES REGULATIONS ARE KNOWN TO EXIST.

MONTGOMERY COUNTY STORM WATER COORDINATOR DATE

CERTIFICATE OF APPROVAL ON-SITE SEWAGE DISPOSAL SYSTEM

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1-82 WOFFORD ESTATES, MONTGOMERY COUNTY, TN, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE TO BE SERVED BY A SSDS EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF WATER RESOURCES. THE SIZE, TYPE, AND LOCATION OF THE SSDS WILL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITION MAY VOID THE GENERAL APPROVAL.

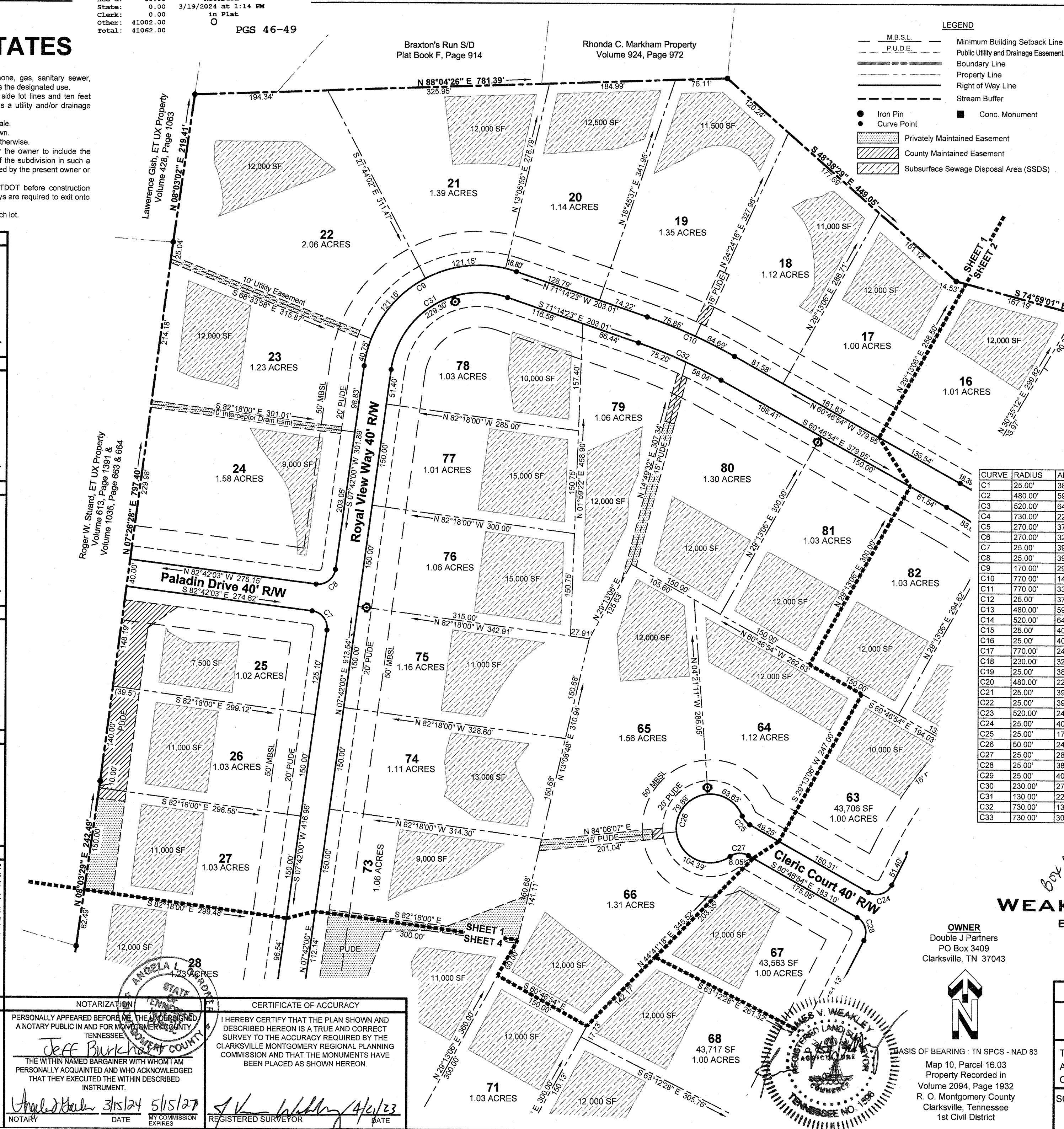
ENVIRONMENTAL SPECIALIST DIVISION DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

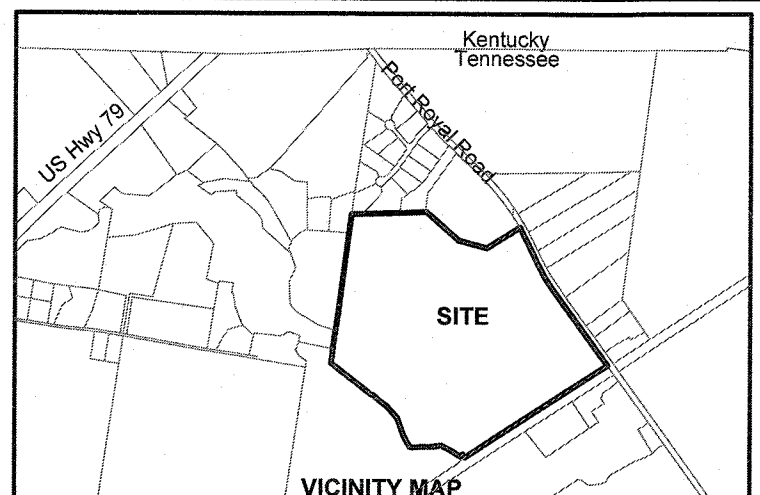
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

OWNER DATE

Julie C. Runyon, Register
Montgomery County Tennessee
Rec #: 609192 Instrument #: 1454269
Rec'd: 60.00 Recorded
State: 0.00 3/19/2024 at 1:14 PM
Clark: 0.00 in Plat
Other: 41002.00
Total: 41062.00
PGS 46-49



- LEGEND
- M.B.S.L. Minimum Building Setback Line
 - P.U.D.E. Public Utility and Drainage Easement
 - Boundary Line
 - Property Line
 - Right of Way Line
 - Stream Buffer
 - Iron Pin
 - Curve Point
 - Privately Maintained Easement
 - County Maintained Easement
 - Subsurface Sewage Disposal Area (SSDS)
 - Conc. Monument



FLOOD NOTES:
Elevation certificates for the following lots are required. A portion of these lots lie within the 100 year storm flood easement (Storm frequency). The minimum finished floor elevation shown shall be 2 feet above the base flood elevation. The minimum building pad elevation shall be 1 foot above the base flood elevation and shall include basements, all heating and cooling units and ductwork.
*Lots: 30-32 Elev.Bldg Pad-524/FFE-525
33-35 Elev.Bldg Pad-526/FFE-527
36-37 Elev.Bldg Pad-529/FFE-530
38 Elev.Bldg Pad-530/FFE-531

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.

SSDS NOTE:
1. Lot(s) 1-24, 25-82 has adequate suitable soil to install and duplicate a 4 bedroom conventional subsurface disposal system.
2. Lot(s) 25 has adequate suitable soil to install and duplicate a 3 bedroom conventional subsurface disposal system.
3. Lot(s) 10,24,32 require the installation of soil improvement practices in conjunction with SSDS approval.
4. Subsurface sewage disposal system on some lots may require effluent pumps and dosing chambers.
5. Shaded areas are reserved for subsurface sewage disposal system. Any construction, cutting, filling, or alteration of the soils within the shaded areas may void the general approval of this lot.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.02'	34.46'	S 79°36'54" E	87°07'53"
C2	480.00'	59.88'	59.84'	N 53°14'43" E	7°08'53"
C3	520.00'	64.87'	64.83'	N 53°14'43" E	7°08'53"
C4	730.00'	229.38'	228.44'	N 47°49'03" E	18°00'14"
C5	270.00'	378.89'	348.56'	N 79°01'01" E	80°24'10"
C6	270.00'	322.71'	303.84'	S 26°32'27" E	68°28'55"
C7	25.00'	39.44'	35.48'	S 37°30'02" E	90°24'04"
C8	25.00'	39.09'	35.23'	S 52°29'58" W	89°35'56"
C9	170.00'	299.85'	262.47'	S 58°13'49" W	101°03'36"
C10	770.00'	140.55'	140.35'	N 66°00'39" W	10°27'29"
C11	770.00'	330.64'	328.10'	N 48°28'49" W	24°36'10"
C12	25.00'	37.96'	34.42'	N 79°40'47" W	87°00'06"
C13	480.00'	59.88'	59.84'	S 53°14'43" W	7°08'53"
C14	520.00'	64.87'	64.83'	S 53°14'43" W	7°08'53"
C15	25.00'	40.52'	36.23'	S 10°23'06" W	92°52'07"
C16	25.00'	40.58'	36.27'	S 10°19'13" W	92°59'54"
C17	770.00'	241.95'	240.98'	S 47°49'03" W	18°00'14"
C18	230.00'	322.76'	296.92'	S 79°01'01" W	80°24'10"
C19	25.00'	38.21'	34.60'	N 16°59'41" W	87°34'26"
C20	480.00'	226.44'	224.34'	N 40°18'24" E	27°01'43"
C21	25.00'	39.27'	35.36'	S 81°10'44" E	90°00'00"
C22	25.00'	39.57'	35.57'	S 08°28'25" W	90°41'40"
C23	520.00'	245.30'	243.04'	S 40°18'24" W	27°01'43"
C24	25.00'	40.33'	36.10'	S 73°00'19" W	92°25'34"
C25	25.00'	17.17'	16.83'	N 41°06'32" W	39°20'45"
C26	50.00'	247.91'	61.50'	S 16°31'09" W	284°05'23"
C27	25.00'	28.25'	26.77'	N 86°50'47" E	64°44'38"
C28	25.00'	38.21'	34.60'	S 16°59'41" E	87°34'26"
C29	25.00'	40.33'	36.10'	S 73°00'19" W	92°25'34"
C30	230.00'	274.90'	258.83'	N 26°32'27" W	68°28'55"
C31	130.00'	229.30'	200.71'	N 58°13'49" E	101°03'36"
C32	730.00'	133.25'	133.06'	S 66°00'39" E	10°27'29"
C33	730.00'	304.61'	302.41'	S 48°49'39" E	23°54'30"

WEAKLEY BROTHERS
ENGINEERING
(931) 648-9445
108 CENTER POINTE DRIVE
CLARKSVILLE, TN 37040
Job No.: 21-349
Dwg. No: 21-349.dwg JC

OWNER
Double J Partners
PO Box 3409
Clarksville, TN 37043



Map 10, Parcel 18.03
Property Recorded in
Volume 2094, Page 1932
R. O. Montgomery County
Clarksville, Tennessee
1st Civil District

NOTARIZATION
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TENNESSEE:
Jeff Burkhardt
THE WITHIN NAMED BARGAINER WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.
DATE: 3/15/24
MY COMMISSION EXPIRES: 5/15/27

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: 4/2/23
REGISTERED SURVEYOR

Final Plat of:
WOFFORD ESTATES

- NOTES:
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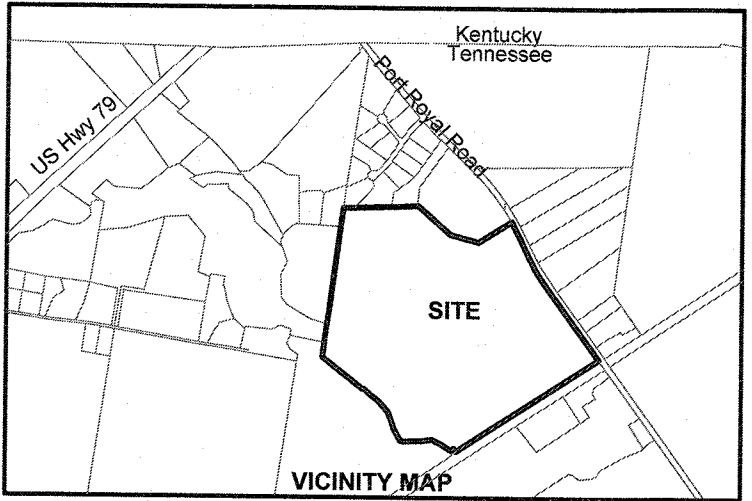
FLOOD NOTES:
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33-35 Elev.Bldg Pad-526/FFE-527'
36-37 Elev.Bldg Pad-529/FFE-530'
38 Elev.Bldg Pad-530/FFE-531'

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.

SSDS NOTE:
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BC2	2030.00'	363.06'	362.58'	S 30°55'33" E	10°14'50"



- LEGEND
- M.B.S.L. Minimum Building Setback Line
 - P.U.D.E. Public Utility and Drainage Easement
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 - Iron Pin
 - Curve Point
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 - County Maintained Easement
 - Subsurface Sewage Disposal Area (SSDS)

CERTIFICATE OF APPROVAL OF TDOT

I HEREBY CERTIFY THAT THIS PROPERTY FRONTS ON SR 238, A DEDICATED PUBLIC ROAD. THE DRAINAGE FROM THIS PROPERTY WILL NOT CHANGE OR AFFECT THE DRAINAGE OF THIS ROAD OR ITS RIGHT OF WAY.

TN DEPARTMENT OF TRANS. OFFICIAL DATE

CERTIFICATE OF APPROVAL OF ROADS

I HEREBY CERTIFY THAT ALL STREETS/ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO 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.

COUNTY HIGHWAY SUPERINTENDENT DATE

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CGW SPECIFICATIONS OR THAT CASH, IRREVOCABLE LETTER OF CREDIT OR 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 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.

DIRECTOR OF M.C.R.P.C. DATE

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

I HEREBY CERTIFY THAT NO CONDITIONS CONTRARY TO THE MONTGOMERY COUNTY STORM WATER/BUILDING AND CODES REGULATIONS ARE KNOWN TO EXIST.

MONTGOMERY COUNTY STORM WATER COORDINATOR DATE

CERTIFICATE OF APPROVAL-ON-SITE SEWAGE DISPOSAL SYSTEM

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1-82 WOFFORD ESTATES, MONTGOMERY COUNTY, TN, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE TO BE SERVED BY A SSDS EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF WATER RESOURCES. THE SIZE, TYPE, AND LOCATION OF THE SSDS WILL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITION MAY VOID THE GENERAL APPROVAL.

ENVIRONMENTAL SPECIALIST DIVISION OF GROUNDWATER PROTECTION DATE

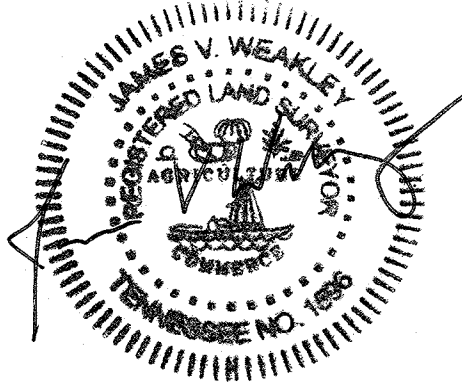
CERTIFICATE OF OWNERSHIP AND DEDICATION

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OWNER DATE

Julie C. Runyon, Register
Montgomery County Tennessee
Rec #: 609192 Instrument #: 1454269
Rec'd: 60.00 Recorded
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PGS 46-49



CERTIFICATE OF ACCURACY

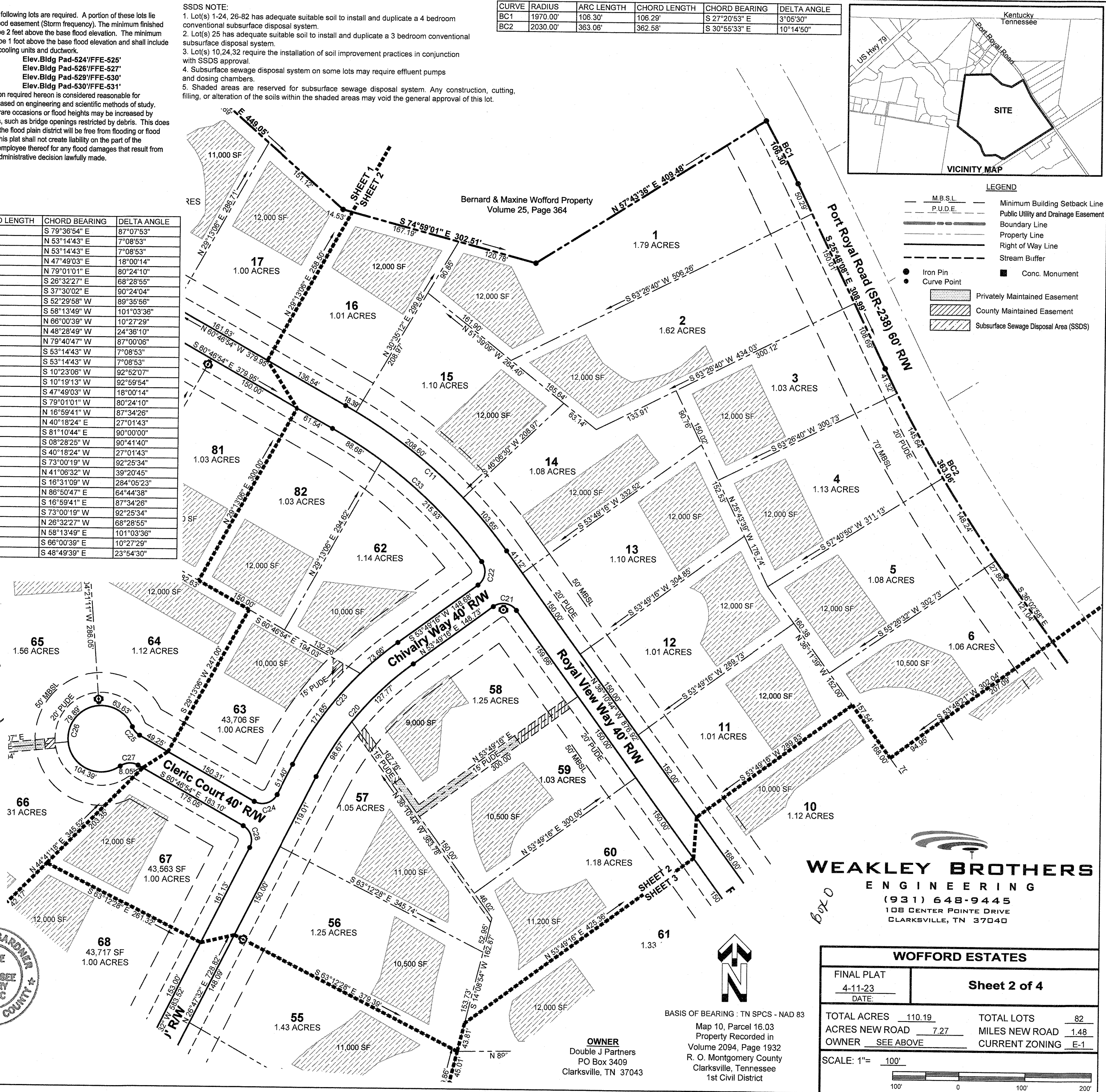
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REGISTERED SURVEYOR DATE

NOTARIZATION

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TENNESSEE
I, Jeff Burkhardt
THE WITHIN NAMED BARGAINER WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

NOTARY DATE MY COMMISSION EXPIRES



WEAKLEY BROTHERS
ENGINEERING
(931) 648-9445
108 CENTER POINTE DRIVE
CLARKSVILLE, TN 37040

WOFFORD ESTATES			
FINAL PLAT		Sheet 2 of 4	
4-11-23		DATE:	
TOTAL ACRES	110.19	TOTAL LOTS	82
ACRES NEW ROAD	7.27	MILES NEW ROAD	1.48
OWNER	SEE ABOVE	CURRENT ZONING	E-1
SCALE: 1"= 100'			

Final Plat of:
WOFFORD ESTATES

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I HEREBY CERTIFY THAT THIS PROPERTY FRONTS ON SR 238, A DEDICATED PUBLIC ROAD. THE DRAINAGE FROM THIS PROPERTY WILL NOT CHANGE OR AFFECT THE DRAINAGE OF THIS ROAD OR ITS RIGHT OF WAY.

N/A
TN DEPARTMENT OF TRANS. OFFICIAL DATE

CERTIFICATE OF APPROVAL OF ROADS

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3/14/24
COUNTY HIGHWAY SUPERINTENDENT DATE

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COW SPECIFICATIONS OR THAT CASH, IRREVOCABLE LETTER OF CREDIT OR SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3-15-24
CITY ENGINEER OR OFFICIAL DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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3/14/24
DIRECTOR OF C.M.C.R.P.C. DATE

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

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3/14/24
MONTGOMERY COUNTY STORM WATER COORDINATOR DATE

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4/27/23
ENVIRONMENTAL SPECIALIST DIVISION OF GROUNDWATER PROTECTION DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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3-15-24
OWNER DATE

NOTARIZATION

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THE WITHIN NAMED BARGAINER WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

3/15/24
NOTARY DATE

CERTIFICATE OF ACCURACY

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4/1/23
REGISTERED SURVEYOR DATE

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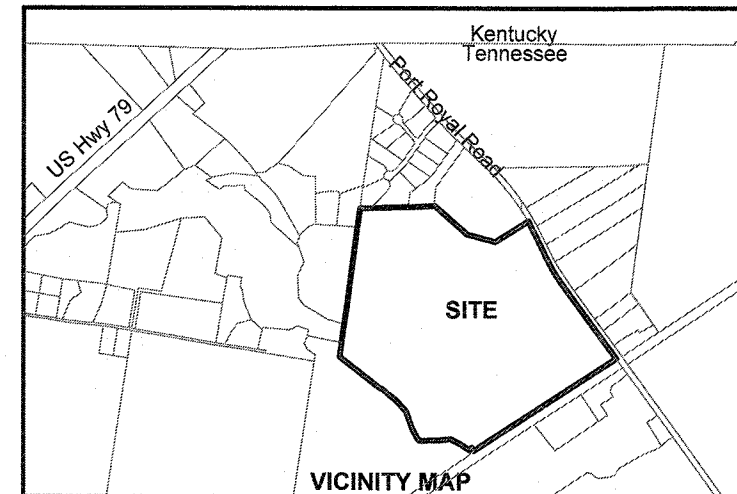
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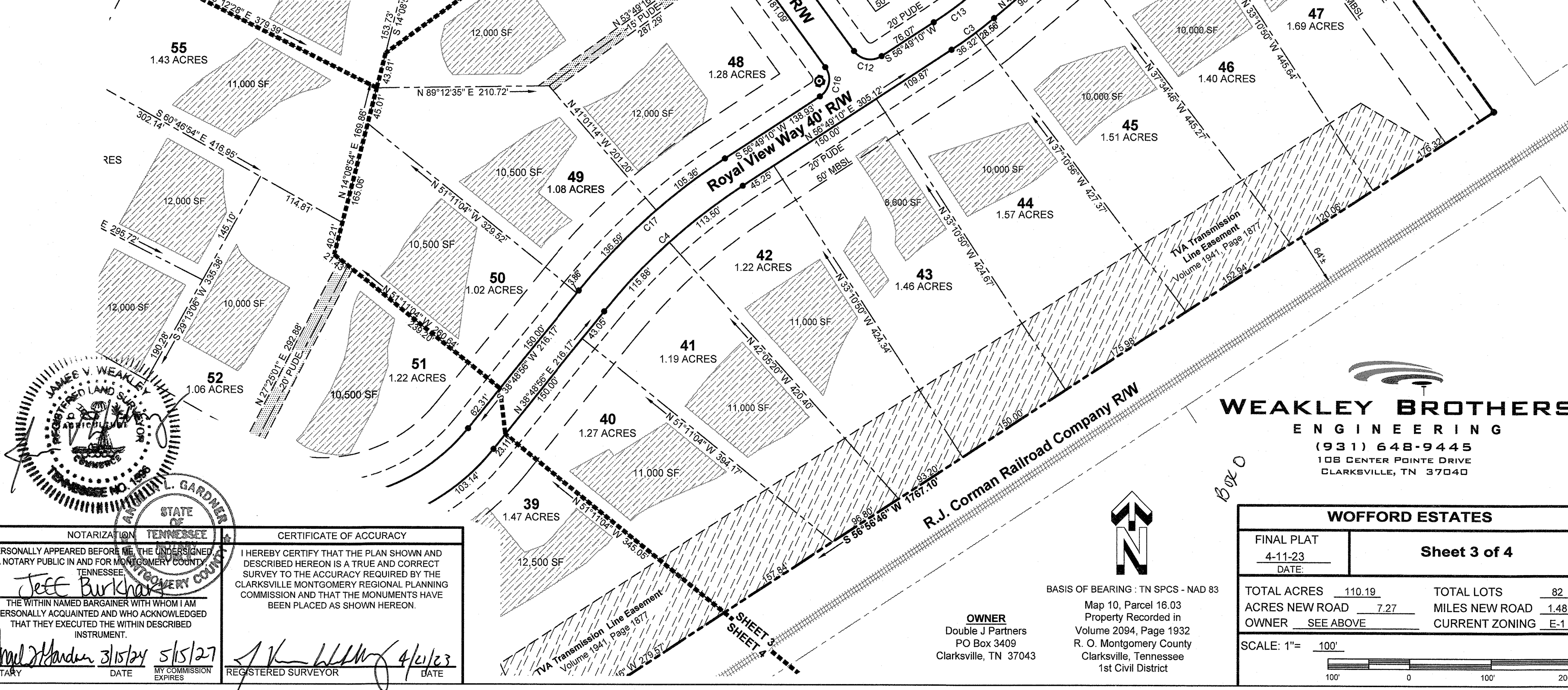
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Montgomery County Tennessee
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 - P.U.D.E. Public Utility and Drainage Easement
 - Boundary Line
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 - Curve Point
 - Privately Maintained Easement
 - County Maintained Easement
 - TVA Transmission Line Easement
 - Subsurface Sewage Disposal Area (SSDS)
 - Conc. Monument

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.02'	34.46'	S 79°36'54" E	87°07'53"
C2	480.00'	59.88'	59.84'	N 53°14'43" E	7°08'53"
C3	520.00'	64.87'	64.83'	N 53°14'43" E	7°08'53"
C4	730.00'	229.38'	228.44'	N 47°49'03" E	18°00'14"
C5	270.00'	378.89'	348.56'	N 79°01'01" E	80°24'10"
C6	270.00'	322.71'	303.84'	S 28°32'27" E	68°28'55"
C7	25.00'	39.44'	35.48'	S 37°30'02" E	90°24'04"
C8	25.00'	39.09'	35.23'	S 52°29'58" W	89°35'56"
C9	170.00'	299.85'	262.47'	S 58°13'49" W	101°03'36"
C10	770.00'	140.55'	140.35'	N 66°00'39" W	10°27'29"
C11	770.00'	330.64'	328.10'	N 48°28'49" W	24°36'10"
C12	25.00'	37.96'	34.42'	N 79°40'47" W	87°00'06"
C13	480.00'	59.88'	59.84'	S 53°14'43" W	7°08'53"
C14	520.00'	64.87'	64.83'	S 53°14'43" W	7°08'53"
C15	25.00'	40.52'	36.23'	S 10°23'06" W	92°52'07"
C16	25.00'	40.58'	36.27'	S 10°19'13" W	92°59'54"
C17	770.00'	241.95'	240.96'	S 47°49'03" W	18°00'14"
C18	230.00'	322.76'	296.92'	S 79°01'01" W	80°24'10"
C19	25.00'	38.21'	34.60'	N 16°59'41" W	87°34'26"
C20	480.00'	226.44'	224.34'	N 40°18'24" E	27°01'43"
C21	25.00'	39.27'	35.36'	S 81°10'44" E	90°00'00"
C22	25.00'	39.57'	35.67'	S 08°28'25" W	90°41'40"
C23	520.00'	245.30'	243.04'	S 40°18'24" W	27°01'43"
C24	25.00'	40.33'	36.10'	S 73°00'19" W	92°25'34"
C25	25.00'	17.17'	16.83'	N 41°06'32" W	39°20'45"
C26	50.00'	247.91'	61.50'	S 16°31'09" E	284°05'23"
C27	25.00'	28.25'	26.77'	N 86°50'47" E	64°44'38"
C28	25.00'	38.21'	34.60'	S 16°59'41" E	87°34'26"
C29	25.00'	40.33'	36.10'	S 73°00'19" W	92°25'34"
C30	230.00'	274.90'	258.83'	N 26°32'27" W	68°28'55"
C31	130.00'	229.30'	200.71'	N 58°13'49" E	101°03'36"
C32	730.00'	133.25'	133.06'	S 66°00'39" E	10°27'29"
C33	730.00'	304.61'	302.41'	S 48°49'39" E	23°54'30"



WEAKLEY BROTHERS
ENGINEERING
(931) 648-9445
108 CENTER POINTE DRIVE
CLARKSVILLE, TN 37040

WOFFORD ESTATES	
FINAL PLAT 4-11-23 DATE	Sheet 3 of 4
TOTAL ACRES 110.19	TOTAL LOTS 82
ACRES NEW ROAD 7.27	MILES NEW ROAD 1.48
OWNER SEE ABOVE	CURRENT ZONING E-1
SCALE: 1"= 100'	

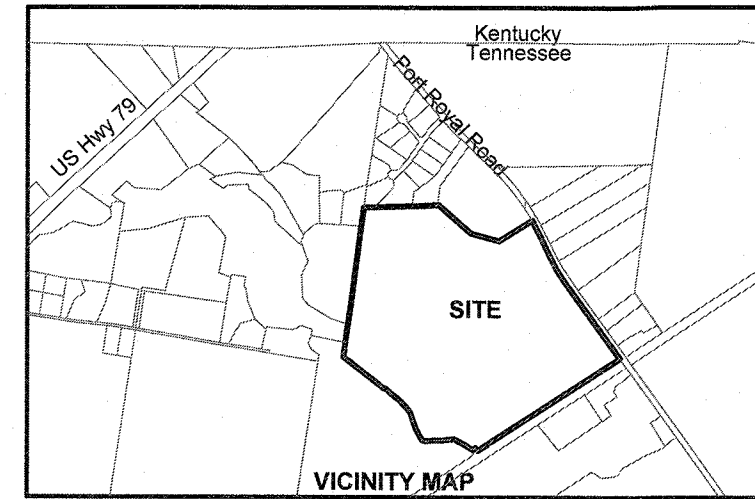
OWNER
Double J Partners
PO Box 3409
Clarksville, TN 37043

BASIS OF BEARING : TN SPCS - NAD 83
Map 10, Parcel 16.03
Property Recorded in
Volume 2094, Page 1932
R. O. Montgomery County
Clarksville, Tennessee
1st Civil District



Final Plat of:
WOFFORD ESTATES

SSDS NOTE:
1. Lot(s) 1-24, 28-82 has adequate suitable soil to install and duplicate a 4 bedroom conventional subsurface disposal system.
2. Lot(s) 25 has adequate suitable soil to install and duplicate a 3 bedroom conventional subsurface disposal system.
3. Lot(s) 10,24,32 require the installation of soil improvement practices in conjunction with SSDS approval.
4. Subsurface sewage disposal system on some lots may require effluent pumps and dosing chambers.
5. Shaded areas are reserved for subsurface sewage disposal system. Any construction, cutting, filling, or alteration of the soils within the shaded areas may void the general approval of this lot.



NOTES:
1. All easements 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 1-7 must obtain a driveway permit from TDOT before construction begins on site. Internal turnarounds on the driveways are required to exit onto Port Royal Road.
8. Owner/Developer to provide water services to each lot.

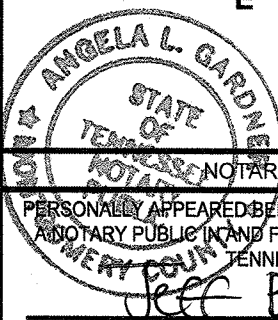
FLOOD NOTES:
Elevation certificates for the following lots are required. A portion of these lots lie within the 100 year storm flood easement (Storm frequency). The minimum finished floor elevation shown shall be 2 feet above the base flood elevation. The minimum building pad elevation shall be 1 foot above the base flood elevation and shall include basements, all heating and cooling units and ductwork.
*Lots: 30-32 Elev.Bldg Pad-524/FFE-525'
33-35 Elev.Bldg Pad-526/FFE-527'
36-37 Elev.Bldg Pad-529/FFE-530'
38 Elev.Bldg Pad-530/FFE-531'
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.

Julie C. Runyon, Register
Montgomery County, Tennessee
Rec #: 609192 Instrument #: 1454269
State: 0.00 Recorded
Clark: 0.00 3/19/2024 at 1:14 PM
Other: 41002.00 in Plat
Total: 41062.00 O

PGS 46-49
Laurence G. Teeter Property
Volume 1037, Page 1657

- LEGEND
- M.B.S.L. Minimum Building Setback Line
 - P.U.D.E. Public Utility and Drainage Easement
 - Boundary Line
 - Property Line
 - Right of Way Line
 - Stream Buffer
 - Iron Pin
 - Curve Point
 - Privately Maintained Easement
 - County Maintained Easement
 - TVA Transmission Line Easement
 - 100 Year Flood Easement
 - Subsurface Sewage Disposal Area (SSDS)

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PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TENNESSEE,
Jesse Burkhardt
THE WITHIN NAMED BARGAINER WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

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.

CERTIFICATE OF APPROVAL OF TDOT
I HEREBY CERTIFY THAT THIS PROPERTY FRONTS ON SR 238, A DEDICATED PUBLIC ROAD. THE DRAINAGE FROM THIS PROPERTY WILL NOT CHANGE OR AFFECT THE DRAINAGE OF THIS ROAD OR ITS RIGHT OF WAY.

BASIS OF BEARING : TN SPCS - NAD 83
Map 10, Parcel 16.03
Property Recorded in
Volume 2094, Page 1932
R. O. Montgomery County
Clarksville, Tennessee
1st Civil District

OWNER
Double J Partners
P.O. Box 3409
Clarksville, TN 37043

Job No.: 21-349
Dwg. No: 21-349.dwg JC

WOFFORD ESTATES

FINAL PLAT 4-11-23 DATE:	Sheet 4 of 4
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