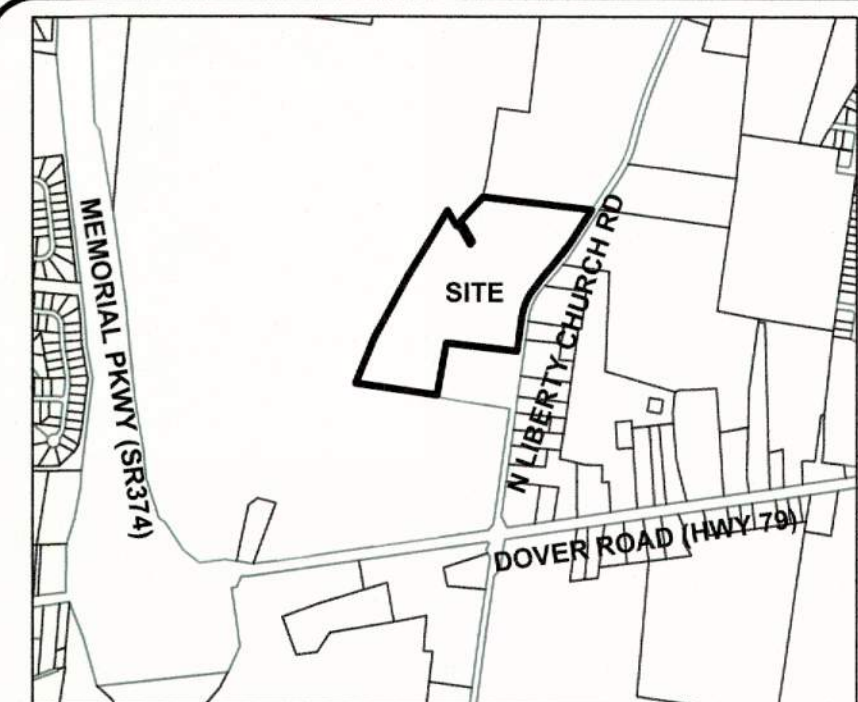




VICINITY MAP
(NOT TO SCALE)

NOTES:

- All easements and open space 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 a manner that said areas will be owned and maintained by the present owner or by a prospective property owner unless otherwise noted.
- 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, 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.
- FLOOD CERTIFICATE REQUIRED: Lots 64-66 and open space lie within a 1% base flood. The minimum finished building pad, heating and cooling units and ductwork including basement shall be 565.80 and Minimum Finished Floor Elevation shall be 566.80. NO STRUCTURE OR FILL TO BE BUILT IN AREA.
- Owner/Developer is responsible for providing water and sewer services to proposed lots. Water to be provided by Woodlawn U/D and Sewer by Clarksville Gas and Water Department.
- 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, sidewalks, and the storm drainage structures within the open spaces.
- All exterior pole lighting shall be shielded from upward illumination.
- Lots 13, 14, 42, 43, 57, 58, 61 and 62 have storm water control structures or structural BMPs 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.
- Water Quality Buffer. There shall be no clearing, grading, construction or disturbance of soil and/or native vegetation within a designated water quality buffer unless permitted.
- Lots 31-35 require soil compaction certification for each 12 (twelve) inch lift of fill or the submission of a soil compaction certification waiver to the Montgomery County Building and Codes Department before building permits will be issued.
- A portion of this lot lies within the "Airport Transition Zone".
- The property is located in close proximity to Fort Campbell Military Installation and may be subjected to increased noise levels resulting from the over flight of both fixed-wing and rotary-wing aircraft, the movement of vehicles, the firing of small and large calibre weapons, and other accepted and customary military training activities.

LEGEND:

- 1/2" NEW IRON PIN
- 1/2" IRON PIN FOUND OR OLD
- FIRE HYDRANT
- PUBLIC UTILITY EASEMENT
- MINIMUM BUILDING SETBACK LINE
- LOT LINES
- BOUNDARY LINE
- WATER QUALITY BUFFER

- OPEN SPACE
- DRAINAGE EASEMENTS
- COUNTY HWY DEPT. MAINTAINED
- PROPOSED EASEMENTS
- PRIVATELY MAINTAINED
- PROPOSED UTILITY EASEMENTS
- CITY MAINTAINED
- WETLAND AREA
- TEMP. TURN AROUND EASEMENT
- SIGN EASEMENT

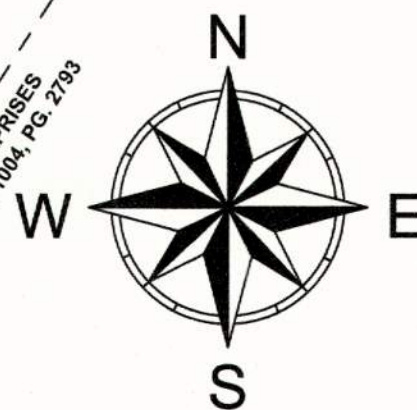
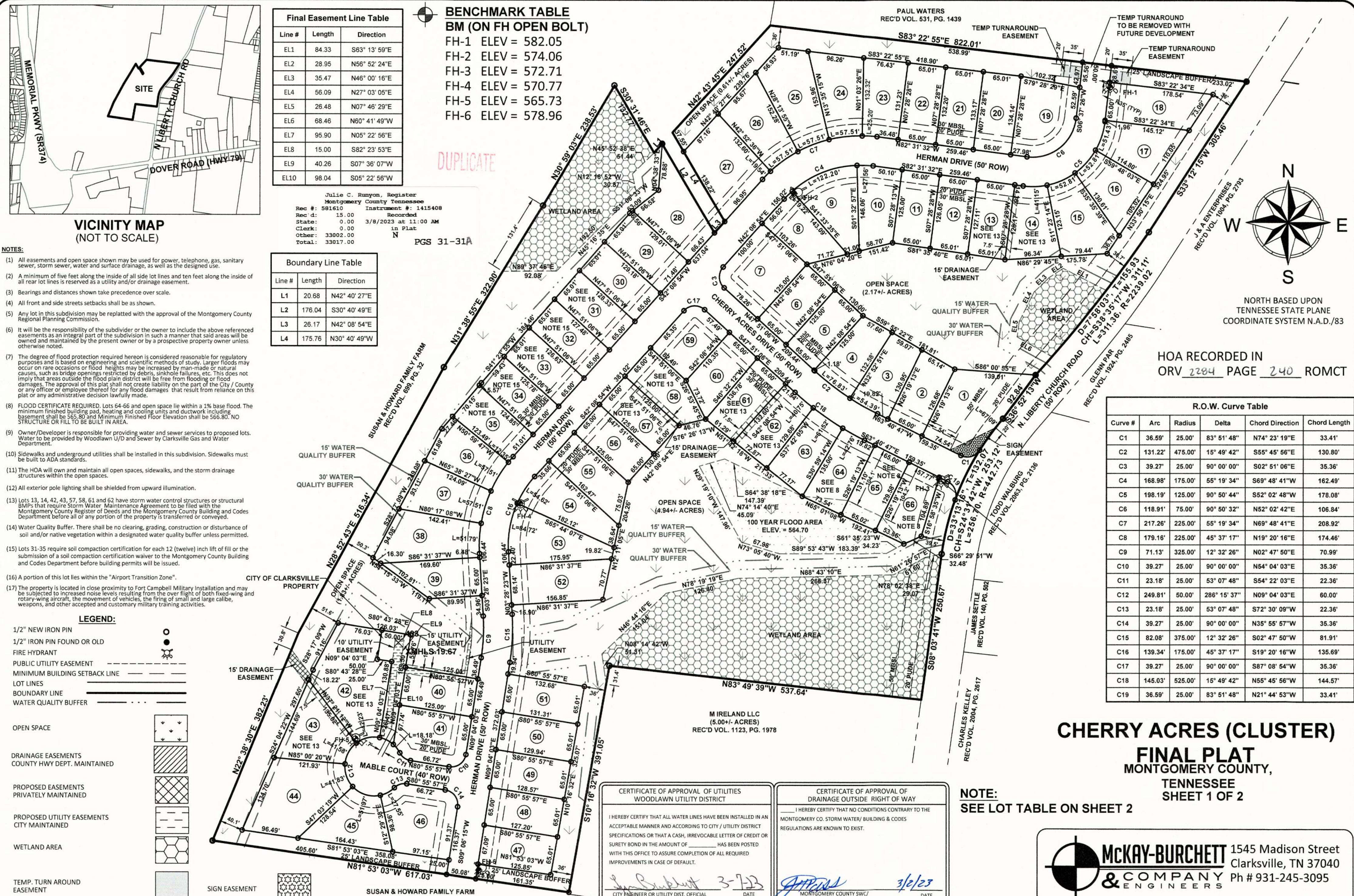
Final Easement Line Table		
Line #	Length	Direction
EL1	84.33	S63° 13' 59"E
EL2	28.95	N56° 52' 24"E
EL3	35.47	N46° 00' 16"E
EL4	56.09	N27° 03' 05"E
EL5	26.48	N07° 46' 29"E
EL6	68.46	N60° 41' 49"W
EL7	95.90	N05° 22' 56"E
EL8	15.00	S82° 23' 53"E
EL9	40.26	S07° 36' 07"W
EL10	98.04	S05° 22' 56"W

Julie C. Runyon, Register
Montgomery County Tennessee
Rec #: 581610 Instrument #: 1415408
Rec'd: 15.00
State: 0.00 3/8/2023 at 11:00 AM
Clerk: 0.00 in Plat
Other: 33002.00 N
Total: 33017.00
PGS 31-31A

Boundary Line Table		
Line #	Length	Direction
L1	20.68	N42° 40' 27"E
L2	176.04	S30° 40' 49"E
L3	26.17	N42° 08' 54"E
L4	175.76	N30° 40' 49"W

BENCHMARK TABLE
BM (ON FH OPEN BOLT)
FH-1 ELEV = 582.05
FH-2 ELEV = 574.06
FH-3 ELEV = 572.71
FH-4 ELEV = 570.77
FH-5 ELEV = 565.73
FH-6 ELEV = 578.96

DUPLICATE



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

HOA RECORDED IN
ORV 2284 PAGE 240 ROMCT

R.O.W. Curve Table					
Curve #	Arc	Radius	Delta	Chord Direction	Chord Length
C1	36.59'	25.00'	83° 51' 48"	N74° 23' 19"E	33.41'
C2	131.22'	475.00'	15° 49' 42"	S55° 45' 56"E	130.80'
C3	39.27'	25.00'	90° 00' 00"	S02° 51' 08"E	35.36'
C4	168.98'	175.00'	55° 19' 34"	S69° 48' 41"W	162.49'
C5	198.19'	125.00'	90° 50' 44"	S52° 02' 48"W	178.08'
C6	118.91'	75.00'	90° 50' 32"	N52° 02' 42"E	106.84'
C7	217.26'	225.00'	55° 19' 34"	N69° 48' 41"E	208.92'
C8	179.16'	225.00'	45° 37' 17"	N19° 20' 16"E	174.46'
C9	71.13'	325.00'	12° 32' 26"	N02° 47' 50"E	70.99'
C10	39.27'	25.00'	90° 00' 00"	N54° 04' 03"E	35.36'
C11	23.18'	25.00'	53° 07' 48"	S54° 22' 03"E	22.36'
C12	249.81'	50.00'	286° 15' 37"	N09° 04' 03"E	60.00'
C13	23.18'	25.00'	53° 07' 48"	S72° 30' 09"W	22.36'
C14	39.27'	25.00'	90° 00' 00"	N35° 55' 57"W	35.36'
C15	82.08'	375.00'	12° 32' 26"	S02° 47' 50"W	81.91'
C16	139.34'	175.00'	45° 37' 17"	S19° 20' 16"W	135.69'
C17	39.27'	25.00'	90° 00' 00"	S87° 08' 54"W	35.36'
C18	145.03'	525.00'	15° 49' 42"	N55° 45' 56"W	144.57'
C19	36.59'	25.00'	83° 51' 48"	N21° 44' 53"W	33.41'

CHERRY ACRES (CLUSTER)
FINAL PLAT
MONTGOMERY COUNTY,
TENNESSEE
SHEET 1 OF 2

NOTE:
SEE LOT TABLE ON SHEET 2

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

NOTARIZATION
STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Mary D. Durrett 3/7/23
THE WITHIN NAMED BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.
NOTARY PUBLIC DATE DATE
Kathryn Cook 3-17-24

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
Mary D. Durrett 3/7/2023

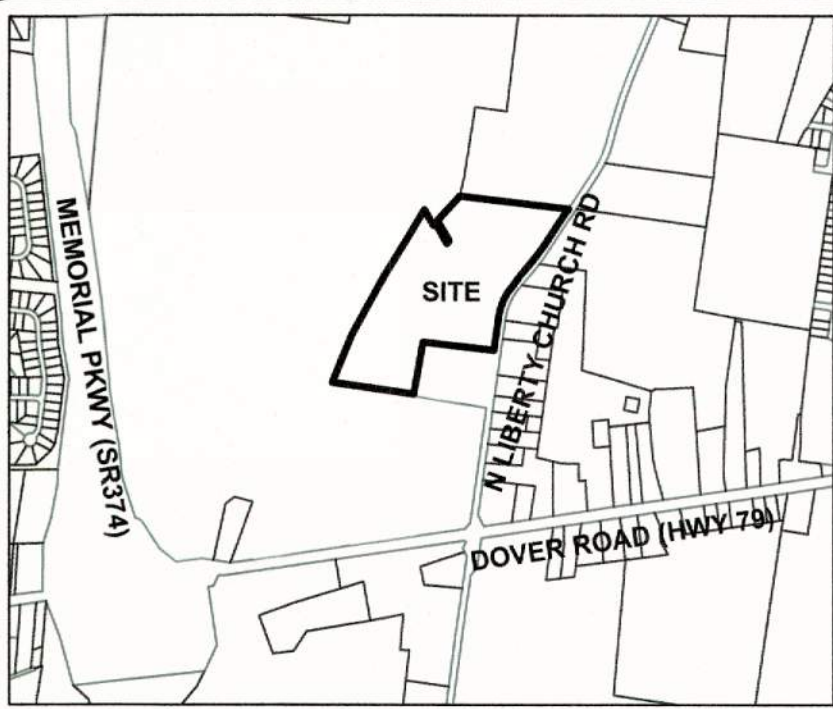
CERTIFICATE OF ASSURANCE
I HEREBY CERTIFY THAT THE WITHIN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE RECORDING REQUIRED BY THE CLARKVILLE MONTGOMERY COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED IN THE WITHIN LOCATION.
EDWARD C. BURCHETT, TRUSTEE #2914

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 THAT OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DIRECTOR OF CITY STREETS OR CO. HWY. SUPER DATE
3-1-23

CERTIFICATE OF APPROVAL OF UTILITIES
I HEREBY CERTIFY THAT ALL 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 THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
CITY ENGINEER OR UTILITY DIST. OFFICIAL DATE
3-6-23

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
3/7/2023

FINAL PLAT: CHERRY ACRES (CLUSTER)
FINAL PLAT 1/23/2023 DATE
TOTAL ACRES 29.50± TOTAL LOTS 66 ZONED R-1 AS OF 9-20-22
ACRES NEW ROAD 2.00± MILES NEW ROAD 0.54
OWNER JAMES DURRETT, ET UX CIVIL DISTRICT 8TH
SCALE: 1"=100'



VICINITY MAP
(NOT TO SCALE)

Lot Table		
Parcel #	Area	Acres
1	16547.94	0.38
2	8372.93	0.19
3	8820.80	0.20
4	8751.80	0.20
5	8125.00	0.19
6	8125.00	0.19
7	12772.91	0.29
8	8461.54	0.19
9	10396.06	0.24
10	9097.74	0.21
11	8158.62	0.19
12	8227.86	0.19
13	8296.52	0.19
14	9291.14	0.21
15	10864.88	0.25
16	9265.74	0.21
17	9973.79	0.23
18	10519.00	0.24
19	12301.45	0.28
20	8687.73	0.20
21	8624.56	0.20
22	8561.40	0.20

Lot Table		
Parcel #	Area	Acres
23	9044.67	0.21
24	10648.00	0.24
25	12782.12	0.29
26	10585.21	0.24
27	13424.15	0.31
28	11606.91	0.27
29	9264.09	0.21
30	8369.13	0.19
31	8313.83	0.19
32	8258.52	0.19
33	8203.22	0.19
34	8147.70	0.19
35	8275.47	0.19
36	9090.35	0.21
37	9743.58	0.22
38	12450.76	0.29
39	8435.34	0.19
40	8125.00	0.19
41	10831.49	0.25
42	18735.01	0.43
43	10715.54	0.25
44	16597.14	0.38

Lot Table		
Parcel #	Area	Acres
45	10118.26	0.23
46	13374.43	0.31
47	8354.96	0.19
48	8312.59	0.19
49	8401.70	0.19
50	8490.80	0.19
51	8579.91	0.20
52	11339.12	0.26
53	11411.93	0.26
54	10931.88	0.25
55	9342.88	0.21
56	8125.00	0.19
57	8125.00	0.19
58	8420.75	0.19
59	8969.54	0.21
60	8242.25	0.19
61	8497.95	0.20
62	8850.47	0.20
63	9109.56	0.21
64	9005.83	0.21
65	8471.80	0.19
66	8490.91	0.19



CHERRY ACRES (CLUSTER)
FINAL PLAT
MONTGOMERY COUNTY,
TENNESSEE
SHEET 2 OF 2

HOA RECORDED IN
ORV 2284 PAGE 240 ROMCT

Julie C. Runyon, Register
Montgomery County Tennessee
Rec #: 581610 Instrument #: 1415408
Rec'd: 15.00 Recorded
State: 0.00 3/8/2023 at 11:00 AM
Clerk: 0.00 in Plat
Other: 33002.00 N
Total: 33017.00 PGS 31-31A

DUPLICATE

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

Mary J. Durrett 3/7/23
NOTARY PUBLIC DATE

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.

Mary J. Durrett 3/7/23
OWNER(S) DATE

CERTIFICATE OF ASSURANCE

I HEREBY CERTIFY THAT THE WITHIN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL PROPERTY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

EDWARD C. BURCHETT
TENNESSEE NO. 2914
COMMERCIAL

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

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

[Signature] 3/6/23
MONTGOMERY COUNTY SWC/ BUILDINGS & CODES OFFICIAL 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 THE CITY OR COUNTY SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THAT OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[Signature] 3-1-23
DIRECTOR OF CITY STREETS OR CO. HWY. SUPER DATE

CERTIFICATE OF APPROVAL OF UTILITIES WOODLAWN UTILITY DISTRICT

I HEREBY CERTIFY THAT ALL WATER 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 THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER OR UTILITY DIST. OFFICIAL DATE

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL 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 THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[Signature] 3-6-23
CITY ENGINEER OR UTILITY DIST. 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] 3/7/23
DIR. CLARK-MONT. CO. REG. PLAN. COMM. DATE

FINAL PLAT: CHERRY ACRES (CLUSTER)

FINAL PLAT 1/23/2023 DATE	DEED REFERENCE: MAP 053, PARCEL 008.01, 008.04 & 113.04 O.R.V. 2188, PAGE 1661, R.O.M.C.T.
TOTAL ACRES 29.50 ±	TOTAL LOTS 66 ZONED R-1 AS OF 9-20-22
ACRES NEW ROAD 2.00 ±	MILES NEW ROAD 0.54
OWNER JAMES DURRETT, ET UX	CIVIL DISTRICT 8TH

4046

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