

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

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) Owner/Developer is responsible for providing water and sewer services to proposed lots.
- (8) Prior to certificate of occupancy an engineer stamped and signed exhibit A-1 (roads and sidewalks) and A-2 (drainage) from the Subdivision Regulations will be required to be provided to the Planning Commission and Building and Codes Department.
- (9) The Owners Association will be responsible for the maintenance of the storm sewer structures, the travel easement, pedestrian ways and/or the development directory sign and their improvements.
- (10) No additional driveway access is allowed onto Tiny Town Road. The owner must obtain a driveway connection permit from TDOT before construction begins on site.
- (11) 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.
- (12) FLOOD CERTIFICATE REQUIRED. Lot 1 lies within a 1% base flood. The minimum finished building pad, heating and cooling units and ductwork including basement shall be 501.60 (1 feet above sea level) and Minimum Finished Floor Elevation shall be 502.60 (2 feet above sea level). NO STRUCTURE OR FILL TO BE BUILT IN AREA.
- (13) FLOOD CERTIFICATE REQUIRED. Lot 5 lies within a 1% base flood. The minimum finished building pad, heating and cooling units and ductwork including basement shall be 505.30 and Minimum Finished Floor Elevation shall be 506.30. NO STRUCTURE OR FILL TO BE BUILT IN AREA.
- (14) The City of Clarksville shall not be responsible for the inspection and/or maintenance of the storm sewer structures, the travel easement, and/or pedestrian ways and their improvements. storm water maintenance shall be in accordance with the City of Clarksville storm water management manual.

OWNERS ASSOCIATION RECORDED IN
ORV _____ PAGE _____ ROMCT

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ DATE _____ 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.

OWNER(S) _____ DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY TO THE ACCURACY REQUIRED BY THE CLARKVILLE MONUMENTS AND PLATS COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

EDWARD C. BURCHETT, JR. 2914
MONTGOMERY COUNTY, TENNESSEE

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.

THE CITY STREET DEPARTMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM STRUCTURES AND INGRESS/EGRESS EASEMENTS AND ASSOCIATED IMPROVEMENTS.

SUPER. CITY STREETS OR CO. HWY. SUPER _____ 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 THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER OR UTILITY DIST. OFFICIAL _____ DATE _____

CERTIFICATE OF APPROVAL OF STATE STREETS / ROADS

I HEREBY CERTIFY THAT THIS PROPERTY FRONTS ON SR 236 (TINY TOWN ROAD). A DEDICATED PUBLIC ROAD. THE DRAINAGE FROM THIS PROPERTY WILL NOT CHANGE OR AFFECT THE DRAINAGE OF THIS ROAD OR ITS RIGHT OF WAY AND SUFFICIENT CULVERT. THE CITY STREET DEPARTMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM STRUCTURES AND INGRESS/EGRESS EASEMENTS AND ASSOCIATED IMPROVEMENTS. BONDS HAVE BEEN POSTED WITH THIS DEPARTMENT. THE PIPE SCHEDULE REQUIRED FOR THIS SITE IS _____

TN DEPARTMENT OF TRANSPORTATION (TDOT) _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

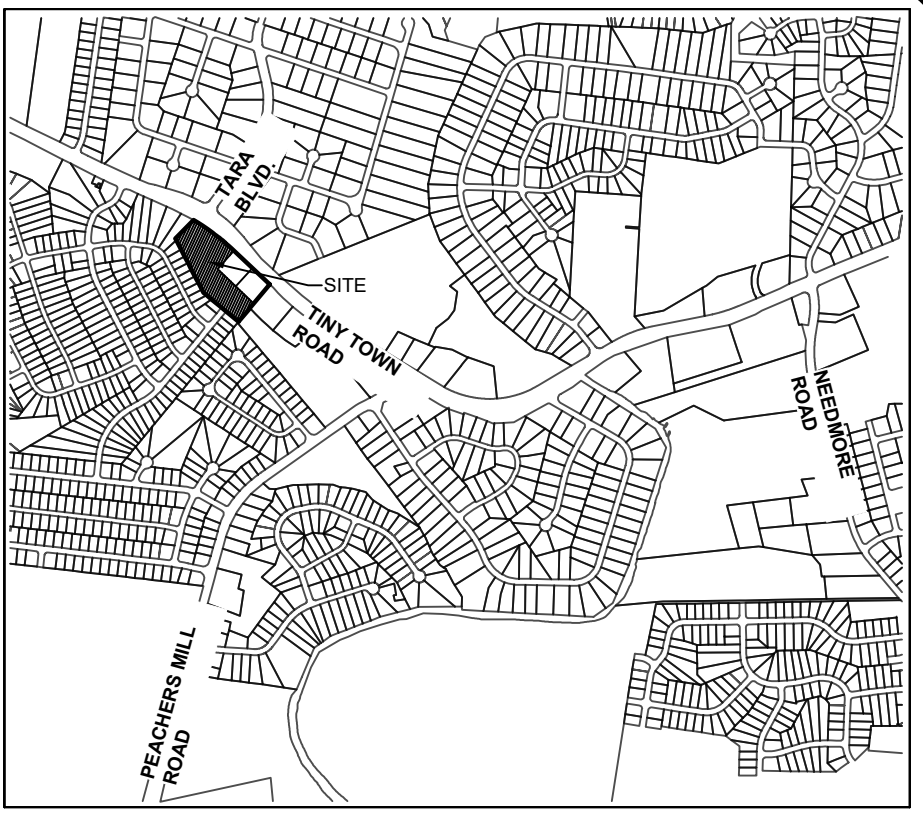
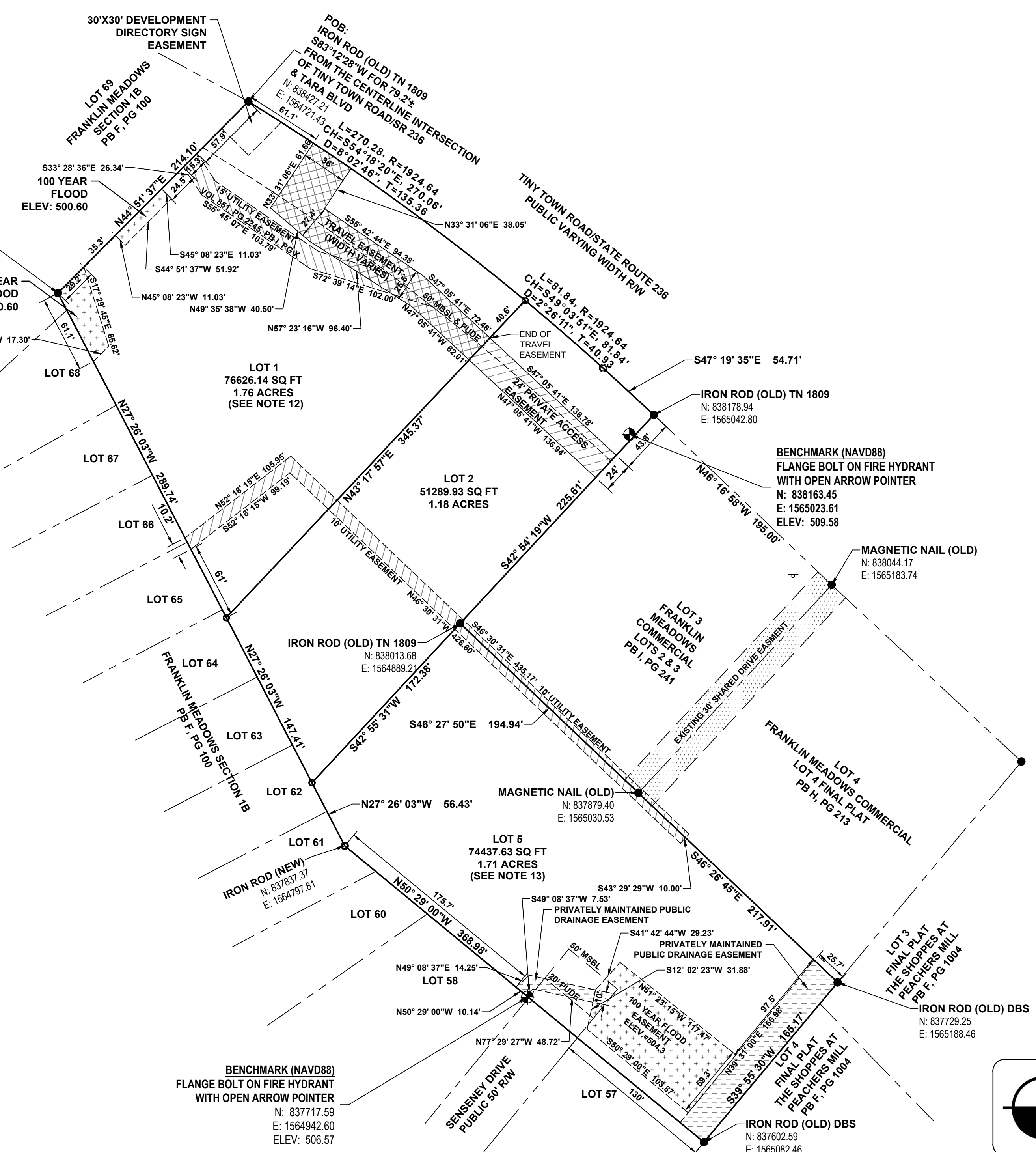
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON COMPLIES WITH ALL SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER.

DIR. CLARK.-MONT. CO. REG. PLAN. COMM. _____ DATE _____

REPLAT OF FRANKLIN MEADOWS COMMERCIAL LOT 2

FINAL PLAT 4/3/2023 DATE	DEED REFERENCE: MAP 7, PARCEL 16.06 O.R.V. 1497, PAGE 963, R.O.M.C.T.
TOTAL ACRES 4.65 ±	TOTAL LOTS 3
ACRES NEW ROAD NA	MILES NEW ROAD NA
OWNER SAMUEL HUGHES JOHNSON	CIVIL DISTRICT 3rd

SCALE: 1"=60'
0 60 120 Feet



VICINITY MAP
(NOT TO SCALE)

REPLAT OF THE FRANKLIN MEADOWS COMMERCIAL LOT 2 & FINAL PLAT OF LOTS 1 & 5 AND A TRAVEL EASEMENT MONTGOMERY COUNTY, TENNESSEE

REASON FOR REPLAT:
TO DIVIDE LOT 2 INTO THREE LOTS AND TO
ADD A TRAVEL EASEMENT ON LOT 1

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	---
UTILITY EASEMENT	[Hatched Box]
TRAVEL EASEMENT	[Cross-hatched Box]
SHARED DRIVE EASEMENT	[Dotted Box]
ACCESS EASEMENT	[Diagonal Hatched Box]
PRIVATELY MAINTAINED PUBLIC DRAINAGE EASEMENT	[Cross-hatched Box]
100 YEAR FLOOD EASEMENT	[Star Pattern Box]

MCKAY-BURCHETT & COMPANY ENGINEERS

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