



Parcel Line Table

Line #	Length	Direction
L1	22.10	S62° 29' 28.70"E
L3	12.20	S68° 33' 17.88"E
L4	25.42	N85° 59' 24.45"E
L5	34.42	S20° 35' 20.35"E
L6	48.11	S34° 05' 17.51"E
L7	18.66	S34° 05' 17.51"E
L8	29.09	S42° 07' 36.95"E
L9	25.35	N90° 00' 00.00"E
L10	32.91	N51° 36' 37.69"E
L11	19.19	N76° 40' 51.46"E
L12	7.22	N76° 40' 51.46"E
L13	23.47	S87° 57' 23.85"E
L14	15.44	S54° 02' 22.22"E
L15	23.42	S88° 47' 23.02"E
L16	21.06	N66° 10' 30.06"E
L17	16.27	S67° 10' 12.17"E
L18	15.60	S55° 39' 53.64"E
L19	4.28	N74° 46' 49.12"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	100.30	1039.33	5.53	N13° 05' 50"E	100.26
C2	6.62	1038.71	0.37	N10° 09' 59"E	6.62
C3	17.96	25.00	41.17	N30° 39' 10"E	17.58
C4	87.38	50.00	100.13	N1° 10' 23"E	76.68
C5	69.73	50.00	79.91	N88° 50' 46"W	64.22
C6	21.02	25.00	48.18	S75° 17' 34"W	20.41
C7	21.03	25.00	48.19	N56° 31' 12"W	20.41
C8	25.91	50.00	29.69	N47° 16' 16"W	25.62
C9	94.68	50.00	108.50	S63° 38' 02"W	81.16
C10	52.62	50.00	60.29	S20° 45' 41"E	50.22
C11	67.98	50.00	77.90	S89° 51' 23"E	62.86
C12	16.23	25.00	37.20	N69° 47' 35"E	15.95
C13	4.80	25.00	10.99	S86° 06' 43"E	4.79
C14	39.44	25.00	90.40	S35° 24' 53"E	35.48
C15	106.44	878.41	6.94	S13° 20' 38"W	106.37

**CERTIFICATE OF APPROVAL FOR SUBDIVISION AND STREET NAMES**

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PROPOSED SUBDIVISION AND CERTIFY THAT THE NAME OF THE SUBDIVISION AND/OR NAME(S) OF THE STREET(S) WITHIN THIS PROPOSED SUBDIVISION DO NOT CONFLICT WITH OTHER SUBDIVISIONS AND STREET NAMES FOR EMERGENCY SERVICE PURPOSES.

DATE \_\_\_\_\_ DIRECTOR OF 911 ADDRESSING

**CERTIFICATE OF SURVEY**

I, LANCE LANEIR HEREBY TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS 1 LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000. I (WE) FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT HAVE BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ATOKA, TENNESSEE.

DATE \_\_\_\_\_ REGISTERED SURVEYOR

**CERTIFICATE OF APPROVAL OF STREETS**

I HEREBY CERTIFY; (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SECURITY BOND IN THE AMOUNT \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION, IN CASE OF DEFAULT.

DATE \_\_\_\_\_ TOWN ENGINEER

**CERTIFICATE OF APPROVAL OF WATER, SEWER AND DRAINAGE SYSTEM**

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I HAVE REVIEWED THAT WATER, SEWER AND DRAINAGE SYSTEMS PLANS FOR THIS SUBDIVISION AND CERTIFY THAT THEY MEET THE REQUIREMENTS OF THE MUNICIPAL SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE TOWN OF ATOKA AND ARE HEREBY APPROVED.

DATE \_\_\_\_\_ PUBLIC WORKS SUPERVISOR

**PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE FINAL PLAT**

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT OF SUBDIVISION FOR RECORDING.

DATE \_\_\_\_\_ SECRETARY, ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION

**SURETY INSTRUMENT IN LIEU OF COMPLETED IMPROVEMENTS**

A BOND SURETY INSTRUMENT IN THE AMOUNT OF \$ \_\_\_\_\_ REQUIRED PRIOR TO PLANNING COMMISSION FINAL APPROVAL, FOR ROAD CONSTRUCTION CERTIFICATE RECEIVED ON \_\_\_\_\_ FOR THE FINAL PLAT.

**OWNER'S CERTIFICATE**

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS, EASEMENTS, RIGHTS-OF-WAY, RIGHTS OF ACCESS AS SHOWN AND ALL UTILITIES TO THE TOWN OF ATOKA FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

SIGNATURE OF OWNER \_\_\_\_\_

STATE OF TENNESSEE, COUNTY OF TIFTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED \_\_\_\_\_, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF TO BE THE OWNER OF OAK CREEK SUBDIVISION, PHASE V AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

IN WITNESS WHEREOF, I HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE FOR ADEQUACY OF STORM DRAINAGE**

I KEVIN D. LEDFORD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORMWATER DRAINAGE FOR HAYSVILLE-ARLINGTON COMMONS TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING SAME.

IN WITNESS WHEREOF, I, THE SAID KEVIN D. LEDFORD, PROFESSIONAL CIVIL ENGINEER, HEREUNTO SET OUT BY HAND AND AFFIX MY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

KEVIN D. LEDFORD  
PROFESSIONAL CIVIL ENGINEER  
STATE OF TENNESSEE  
CERTIFICATE NO. 101945

OWNER/DEVELOPER:  
MUNFORD DEVELOPMENT COMPANY  
382 ATOKA McLAUGHLIN DR. A  
ATOKA, TN 38004

**GENERAL NOTES AND CONDITIONS**

1. THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS SUBDIVISION UNLESS NOTED OTHERWISE.
2. ALL STORMWATER DETENTION AREAS (DETENTION PONDS) WITHIN THE COMMON AREAS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER. ANY ALTERATIONS TO THE DETENTION PONDS MUST HAVE PRIOR APPROVAL BY THE TOWN OF ATOKA.
3. FINISH FLOOR ELEVATION SHOULD BE A MINIMUM OF 24" ABOVE THE TOP OF CURB ELEVATION.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA MAP 47047C0260C WITH AN EFFECTIVE DATE OF 11/05/2008.	MIN. LOT SIZE - 10,000 SQ.FT. MIN. LOT WIDTH - 100 FT. MIN. FRONT YARD - 30 FT. MIN. SIDE YARD - 15 FT. MIN. REAR YARD - 20 FT.
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CONSULT ATOKA MUNICIPAL ZONING ORDINANCE FOR FURTHER RESTRICTIONS WHICH MAY APPLY.

**FINAL PLAT**  
**OAK CREEK SUBDIVISION,**  
**PHASE V**  
**ATOKA, TENNESSEE**

AREA: 10.91 ACRES ZONED: R-1  
TOTAL LOTS: 14 SCALE: 1"=100'  
DATE: NOVEMBER 08, 2019 SHEET 1 OF 1

**Ledford**  
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