

VICINITY MAP  
NOT TO SCALE

**BENCHMARK  
FIRE HYDRANT AT  
THE OPEN BOLT**

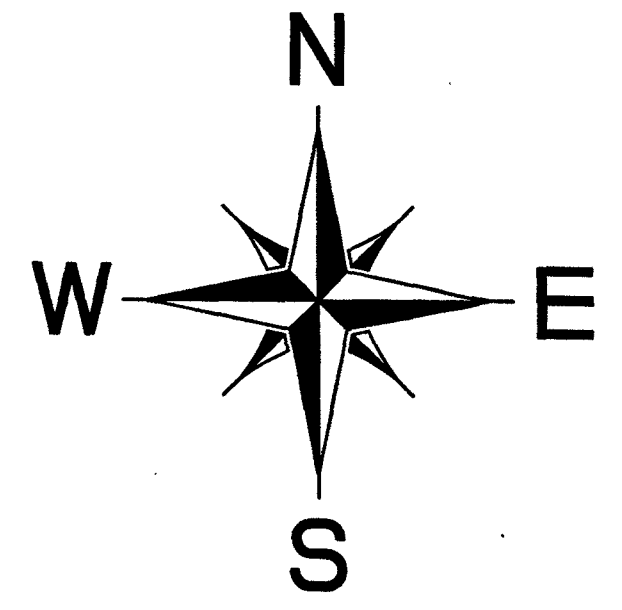
FH-2 603.60'  
FH-6 578.76'

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S17°00'05"W	86.19
L2	N59°43'05"E	32.21
L3	N20°31'37"E	31.00

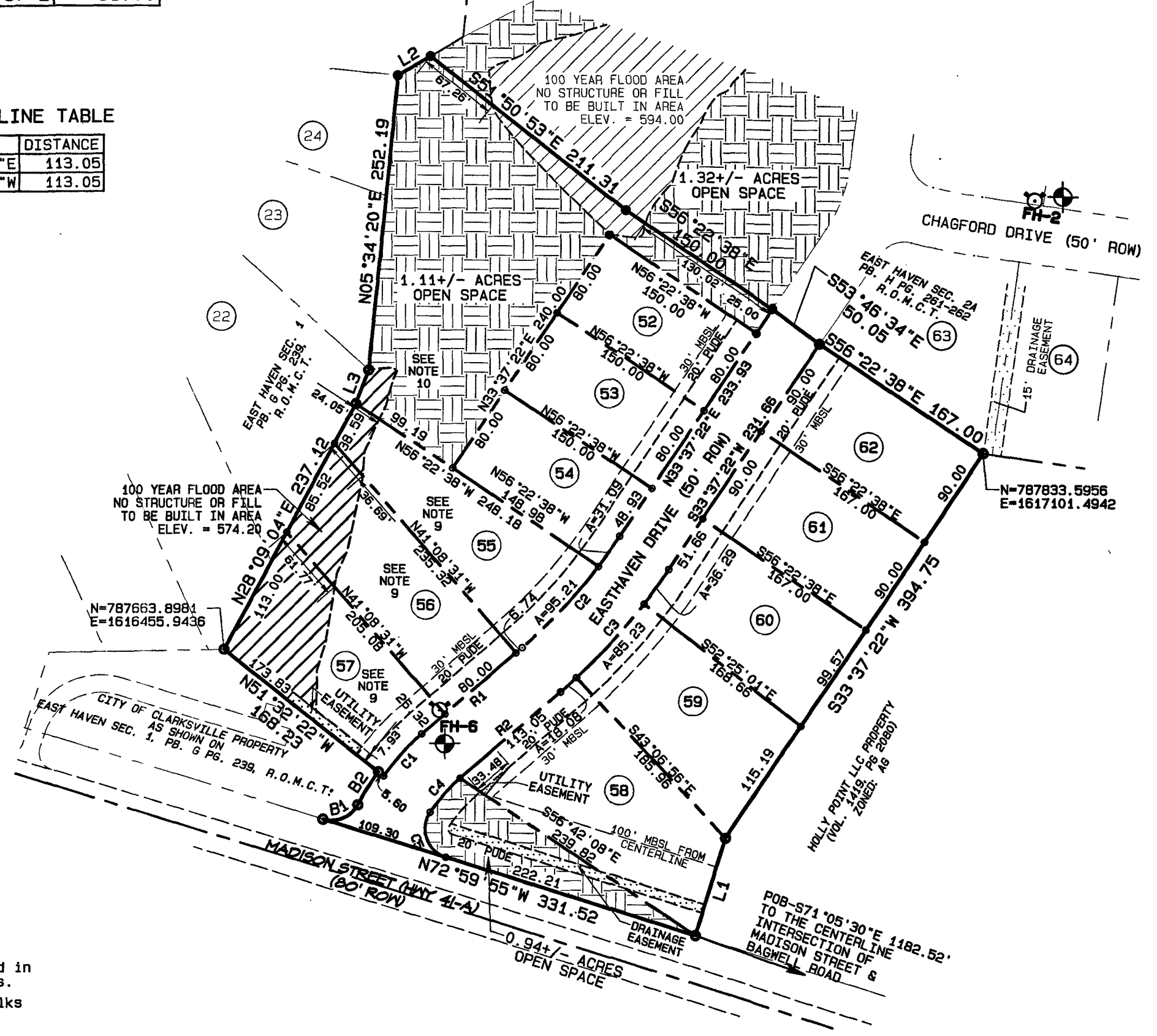
**RIGHT OF WAY LINE TABLE**

LINE	BEARING	DISTANCE
R1	N48°51'29"E	113.05
R2	S48°51'29"W	113.05



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

- NOTES**
- All easements 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.
  - All driveways culverts shall be 18" X 20".
  - 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 such 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 55-57, Open Space lie within a one (1) percent base flood. The minimum finished building pad including basement, heating and cooling units and ductwork shall be 575.20 (1 feet above flood area) and minimum Finished Floor Elevation (FFE) shall be 576.20 (2 feet above flood area)  
NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
  - FLOOD CERTIFICATE REQUIRED.** The Open Space lies within a one (1) percent base flood. The minimum finished building pad including basement, heating and cooling units and ductwork shall be 598.00 (1 feet above flood area) and minimum Finished Floor Elevation (FFE) shall be 599.00 (2 feet above flood area)  
NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.



**EASTHAVEN SECTION 2B  
(CLUSTER) FINAL PLAT**  
MONTGOMERY COUNTY,  
TENNESSEE

DUPLICATE

Connie E. Gunnett, Register  
Montgomery County Tennessee  
Rec #: 393106 Instrument #: 1141899  
Rec'd: 15.00 Recorded  
State: 0.00 10/30/2017 at 3:51 PM  
Clerk: 0.00 in Plat  
Other: 5502.00 I  
Total: 5517.00 Pgs 219-219

**CERTIFICATE OF APPROVAL  
OF STATE STREETS / ROADS**

I HEREBY CERTIFY THAT THIS PROPERTY FRONTS ON STATE ROUTE 41-A (MADISON STREET) A DEDICATED PUBLIC ROAD. THE DRAINAGE FROM THIS PROPERTY WILL NOT CHANGE OR AFFECT THE DRAINAGE OF THIS ROAD OR IT'S RIGHT OF WAYS AND SUFFICIENT CULVERT. BONDS HAVE BEEN POSTED WITH THIS DEPARTMENT. THE PIPE SCHEDULE REQUIRED FOR THIS SITE IS

*[Signature]* 10/21/17  
DATE

TN DEPARTMENT OF TRANSPORTATION (TDOT)

- THE HOA HAS THE RESPONSIBILITY OF THE FUNCTIONABILITY OF DETENTION/RETENTION BASINS.
- 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.
- The Owner/Developer is responsible for water and sewer service to these lots.

HOA RECORDED IN  
ORV 1774 PAGE 359 ROMCT

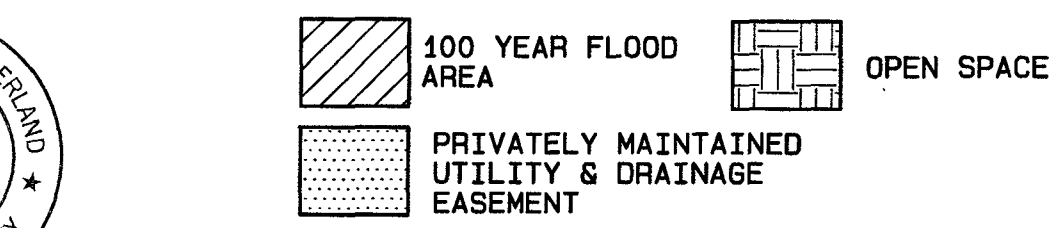
AT THE DATE OF THIS PLAT, THIS  
PROPERTY IS ZONED R-1 CLUSTER

**NOTARIZATION**

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

*[Signature]* 10-30-17  
DATE

NOTARY PUBLIC



**BOUNDARY CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD	TANGENT
B1	25.00	34.52	79°07'31"	N67°26'19"E	31.85	20.65
B2	205.00	32.80	9°10'04"	N32°27'36"E	32.77	16.44

**LOT TABLE**

LOT	AREA (SQ FT)	ACRES
52	12000.00	0.275
53	12000.00	0.275
54	11989.47	0.275
55	16870.81	0.387
56	17616.07	0.404
57	17160.15	0.394
59	17481.85	0.401
60	15677.40	0.360
61	15030.00	0.345
62	15030.00	0.345
TOTAL	150855.75	3.463

**RIGHT OF WAY CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD	TANGENT
C1	200.00	48.49	13°53'25"	N41°54'47"E	48.37	24.36
C2	475.00	126.30	15°14'07"	N41°14'26"E	125.93	63.53
C3	525.00	139.60	15°14'07"	S41°14'26"W	139.19	70.21
C4	150.00	38.48	14°41'56"	S41°30'31"W	38.38	19.35
C5	25.00	46.76	107°09'28"	S19°25'11"E	40.23	33.88

**D&S Associates Engineering**  
330 North Second Street  
P.O. Box 949  
Clarksville, TN 37041-0949  
Ph # 931-647-6259  
Fax # 931-647-7135 www.dbsengr.com  
Engineers • Surveyors • Planners

**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.

*[Signature]* 10/20/2017  
DATE

OWNER(S)

**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.

*[Signature]* 10-24-17  
DATE

M. LOGAN MCCRAM, TN RLS #2887

**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]* 10-26-17  
DATE

SUPER. CITY STREETS OR CO. HWY. SUPER. DATE

**CERTIFICATE OF APPROVAL OF UTILITIES**

I HEREBY CERTIFY THAT ALL WATER, SEWER, AND GAS 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]* 10-25-2017  
DATE

CITY ENGINEER OR UTILITY DIST. OFFICIAL DATE

**CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY**

I hereby certify that no conditions contrary to the Montgomery County Storm Water / Building & Codes Regulations are known to exist. OR I hereby certify that all drainage structures outside the road right of way have been installed in an acceptable manner and according to the County Storm Water Management Regulations and that all required bond(s) have been posted.

*[Signature]* 10/25/17  
DATE

MONTGOMERY COUNTY SMC/  
BUILDINGS & CODES 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]* 10/30/2017  
DATE

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

**EASTHAVEN SECTION 2B  
(CLUSTER) FINAL PLAT**

FINAL PLAT 10-23-2017  
DEED REFERENCE: PORTION OF MAP 87, PARCEL 33.04  
DATE 0.V.R. 1551, PAGE 294, R.O.M.C.T.

TOTAL ACRES 5.93+/- TOTAL LOTS 11  
ACRES NEW ROAD 0.66+/- MILES NEW ROAD 0.11  
OWNER HOLLY POINT, LLC CIVIL DISTRICT 10TH

SCALE: 1"=100'