

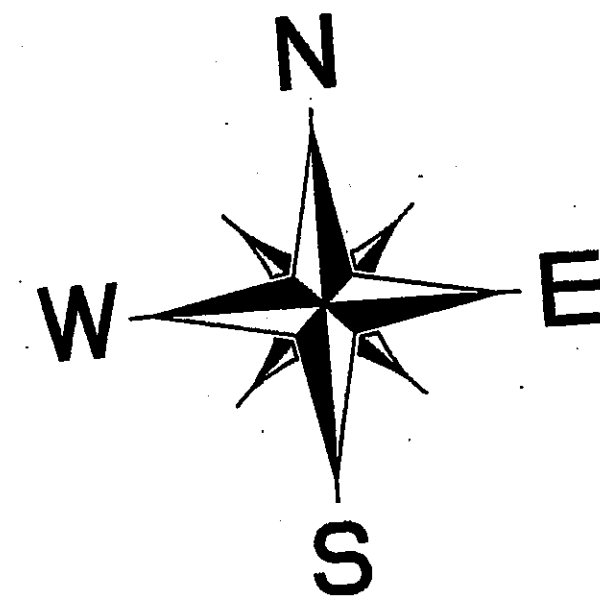
- NOTES
- 1) All easements shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage. As well as the designed use.
 - 2) A minimum of five feet along the inside of all side lot lines and ten feet along the inside of all rear lot lines is reserved as a utility 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) All driveways culverts shall be 18" X 20".
 - 6) Any lot in this subdivision may be replatted with the approval of the Montgomery County Regional Planning Commission.
 - 7) 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.
 - 8) THE CITY OF CLARKSVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONABILITY OF DETENTION/RETENTION BASINS.
 - 9) Sidewalks and underground utilities shall be installed in this subdivision.

BENCHMARK
FIRE HYDRANT AT
THE OPEN BOLT

FH-1 494.03
 FH-2 499.98



VICINITY MAP
NOT TO SCALE



NORTH BASED UPON
TENNESSEE STATE PLANE
COORDINATES NAD 83

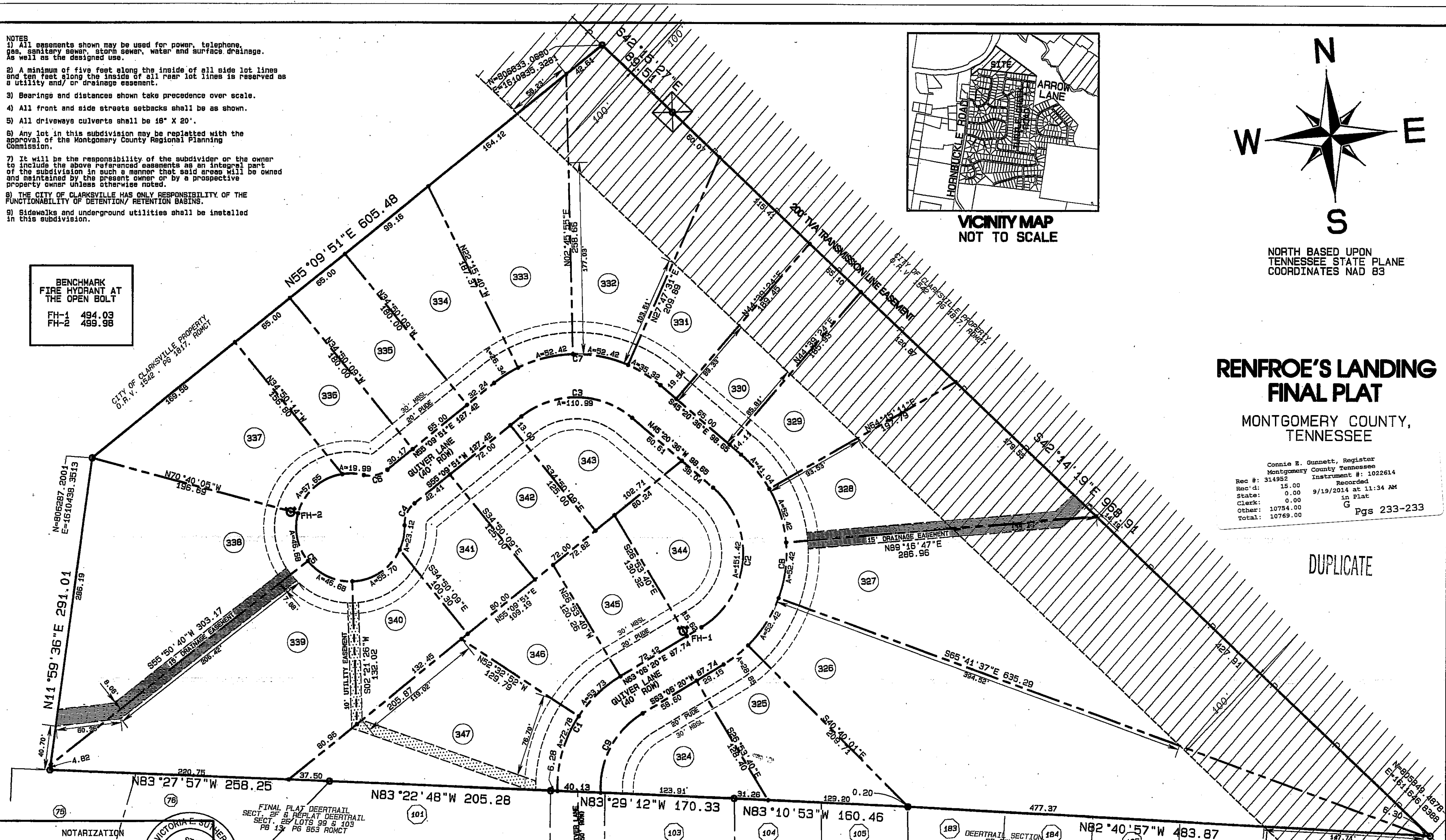
RENFROE'S LANDING FINAL PLAT

MONTGOMERY COUNTY,
TENNESSEE

Connie E. Gunnett, Register
 Montgomery County Tennessee
 Instrument #: 1022614
 Rec #: 314952
 Rec'd: 15.00
 State: 0.00
 Clerk: 0.00
 Other: 10754.00
 Total: 10769.00

Recorded
 9/19/2014 at 11:34 AM
 in Plat
 G
 Pgs 233-233

DUPLICATE



CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	126.51	120.00	50°24'14"	N32°54'13"E	120.73	69.85
C2	151.42	80.00	108°26'56"	N08°52'52"E	129.81	111.02
C3	110.99	80.00	79°29'33"	N85°05'22"W	102.30	66.63
C4	23.18	25.00	53°07'48"	S28°35'57"W	22.38	12.80
C5	249.81	50.00	285°15'37"	N34°50'09"W	60.00	
C6	23.18	25.00	53°07'48"	N81°43'45"E	22.38	12.80
C7	158.49	120.00	79°29'33"	S85°05'22"E	159.49	89.79
C8	227.13	120.00	108°26'56"	S08°52'52"E	194.72	166.63
C9	87.01	80.00	52°18'54"	S31°58'53"W	82.78	48.37

CITY MAINTAINED
DRAINAGE EASEMENT

PRIVATELY MAINTAINED
UTILITY &
DRAINAGE EASEMENT

PLOTTED ON: Thu Sep 11 11:25:45 2014
 P: 44082 RH (Desertail) Desertail 8.pro
 JOB NUMBER: RH44082 DRAWN BY: VES CHECKED BY: VES

DES Associates Engineering
 330 North Second Street
 P.O. Box 949
 Clarksville, TN 37041-0949
 Ph # 931-647-6939
 Fax # 931-647-7135 www.dbsangr.com
Engineers • Surveyors • Planners

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, **LAWSON MABRY**

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

My Commission Expires
 DATE 5-16-17

VICTORIA E. SUMNERLAND
 STATE OF TENNESSEE
 NOTARY PUBLIC
 MONTGOMERY COUNTY

FINAL PLAT DEERTAIL
 SECT. 22 & REPT. AT DEERTAIL
 SECT. 26, LOTS 98 & 103
 PB 13, PG 863 ROMCT

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PERTY SHOWN AND DESCRIBED HEREON AND THAT I / WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTIONS AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE SHOWN.

OWNER(S) _____ DATE 9/19/2014

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY AND DESCRIBED HEREON IS THE RESULT OF A CORRECT SURVEY TO THE ACCURACY SPECIFIED IN THE MONTGOMERY COUNTY REGULATION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

MATTHEW DHORITY, TN REG # 2727 DATE 9/15/14

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.

SUPER. CITY STREETS OR CO. HWY. SUPER DATE 9-17-14

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 CASH, IRREVOCABLE LETTERS 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 9/18/14

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 structure outside the road right of way have been installed in an acceptable manner and according to the County Storm Water Management Regulations and that a three year maintenance bond of _____ has been posted.

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.

DIR. CLARK-MONT. CO. REG. PLAN. COMM. DATE 9/18/2014

RENFROE'S LANDING FINAL PLAT

FINAL PLAT 8-15-14
 DEED REFERENCE: PORTION OF MAP 63, PARCEL 20.02
 DATE 9/19/2014
 O.V.R. 1548, PAGE 1822, R.O.M.C.T.

TOTAL ACRES 11.49 TOTAL LOTS 24
 ACRES NEW ROAD 0.88 MILES NEW ROAD 0.16
 OWNER HOLLY POINT, LLC CIVIL DISTRICT 5TH/11TH

SCALE: 1" = 60'