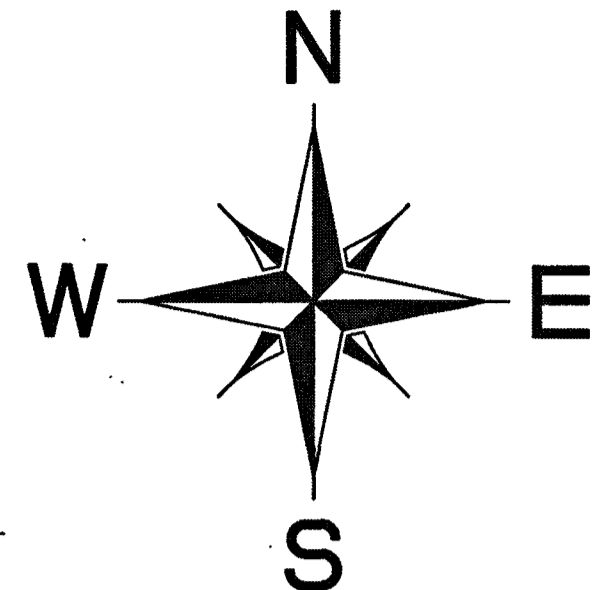


VICINITY MAP
NOT TO SCALE

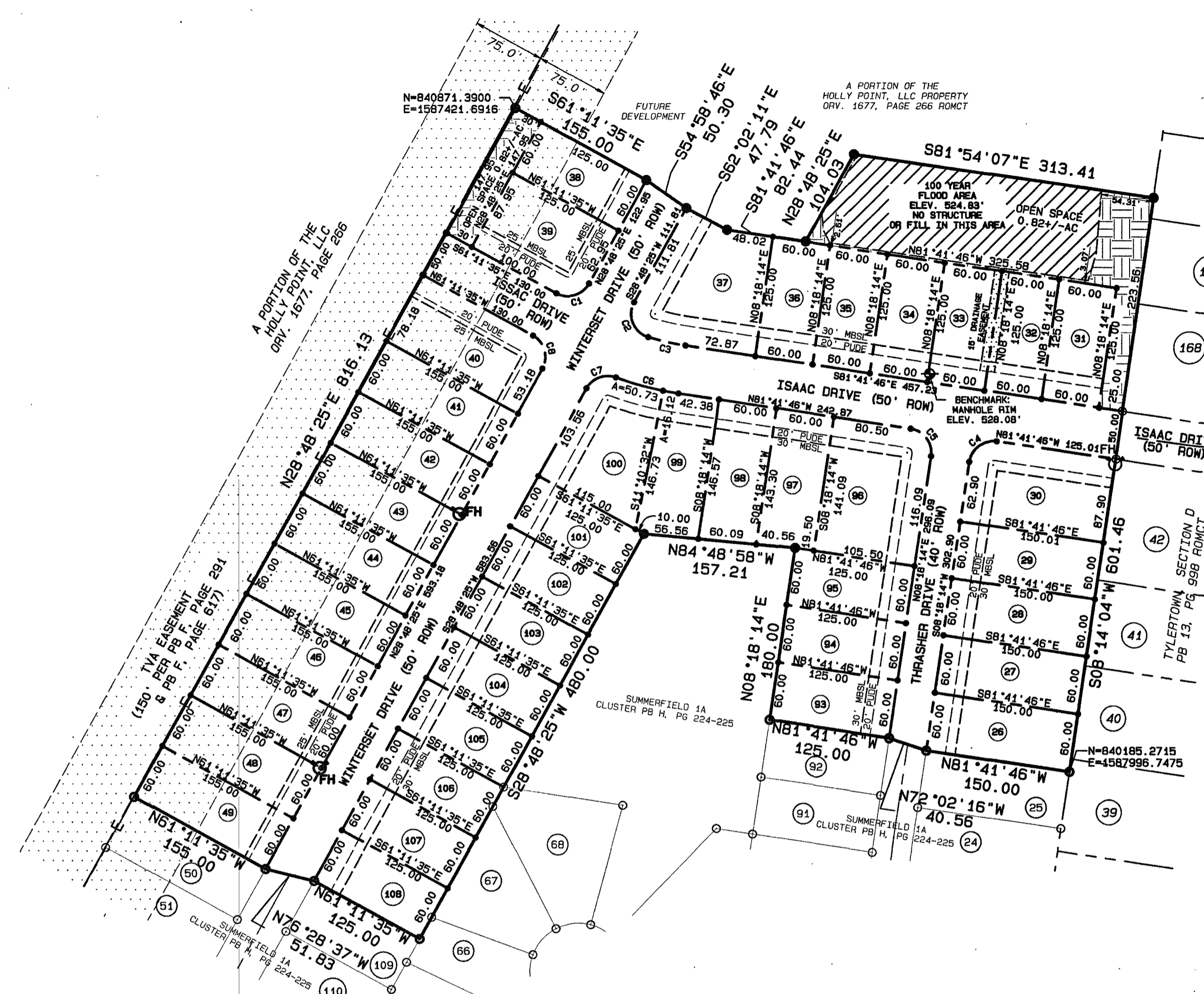


NORTH BASED UPON
TENNESSEE STATE PLANE
COORDINATE SYSTEM
N.A.D./83

**SUMMERFIELD
SECTION 1B
(CLUSTER) FINAL PLAT**

MONTGOMERY COUNTY,
TENNESSEE

- 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 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.
 - 9) 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 525.85 (1 foot above flood level) and minimum Finished Floor Elevation (FFE) shall be 525.83 (2 feet above flood level) NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
 - 10) THE CITY OF CLARKSVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONABILITY OF DETENTION/RETENTION BASINS.
 - 11) Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
 - 12) The HOA will own and maintain all open spaces and the storm drainage structure within the open spaces.
 - 13) The owner/developer is to provide water and sewer services to each lot.



- LEGEND:
- 1/2" New Iron Pin
 - 1/2" Iron Pin Found or Old
 - Fire Hydrant
 - Public Utility Easement
 - Minimum Building Setback Line
 - Centerline
 - Boundary Line

RIGHT OF WAY CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	39.27	25.00	90°00'00"	N73°48'25"E	35.36	25.00
C2	44.61	25.00	102°14'55"	S22°19'03"E	38.93	31.01
C3	39.62	275.00	8°15'16"	S77°34'08"E	39.58	19.84
C4	39.27	25.00	90°00'00"	S53°18'14"W	35.36	25.00
C5	39.27	25.00	90°00'00"	N36°41'46"W	35.36	25.00
C6	66.86	325.00	11°47'13"	N75°48'10"W	66.74	33.55
C7	35.47	25.00	81°17'02"	S69°26'56"W	32.57	21.46
C8	39.27	25.00	90°00'00"	N16°11'35"W	35.36	25.00

- 100 YEAR FLOOD AREA
- PRIVATELY MAINTAINED UTILITY & DRAINAGE EASEMENT
- OPEN SPACE

PLOTTED ON: Wed May 10 12:39:28 2017
P:\27420 RS (Summerfield)\Plan\Summerfield-sect 1.prg
JOB NUMBER: RS 27420 DRAWN BY: VES CHECKED BY:

Connie E. Gunnett, Register
Montgomery County Tennessee
Rec #: 381511 Instrument #: 1124446
Rec'd: 15.00 Recorded
State: 0.00 6/5/2017 at 2:44 PM
Clerk: 0.00 in Plat
Other: 20002.00 I
Total: 20017.00 Pgs 63-63

HOA RECORDED IN
ORV 1745 PAGE 1934 ROMCT

D&S Associates Engineering
330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Ph # 931-647-8589
Fax # 931-647-7135 www.dpsangr.com
Engineers • Surveyors • Planners

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
Madison Mabry
THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.
DATE: 5/31/2017 DATE: 7/17/2018
MY COMMISSION EXPIRES: 5/31/2018
NOTARY PUBLIC

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) *Holly Point, LLC* DATE: 5/31/2017

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SHOWN AND DESCRIBED PERSONS ARE TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
Grayson W. ...
DATE: 05/09/17
SUPER. CITY STREETS OR CO. HWY. SUPER 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.
DATE: 5-31-17

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER, SEWER AND ... 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.
DATE: 05-11-2017

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.
David A. Kipp DATE: 6/1/2017

SUMMERFIELD SECTION 1B (CLUSTER) FINAL PLAT

FINAL PLAT 5-9-2017 DATE	DEED REFERENCE: PORTION OF MAP 8, PARCEL 4.00 O.V.R. 1677, PAGE 266, R.O.M.C.T.
TOTAL ACRES 11.20+/-	TOTAL LOTS 40
ACRES NEW ROAD 2.04+/-	MILES NEW ROAD 0.36
OWNER HOLLY POINT, LLC	CIVIL DISTRICT 2ND
SCALE: 1"=100'	

DUPLICATE