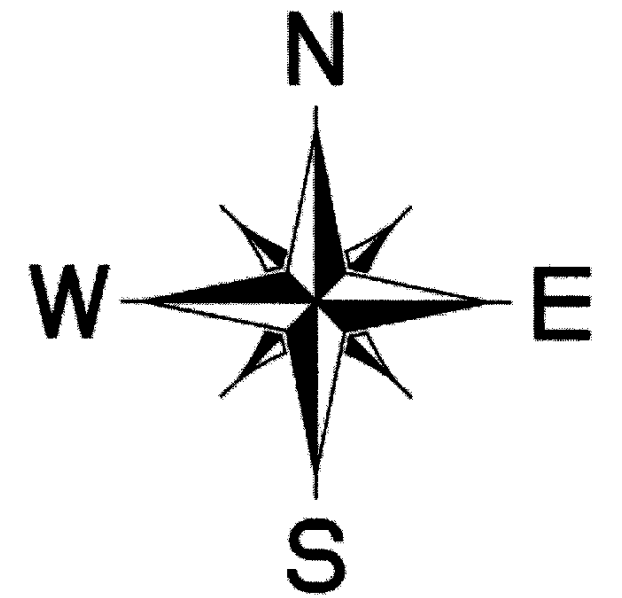
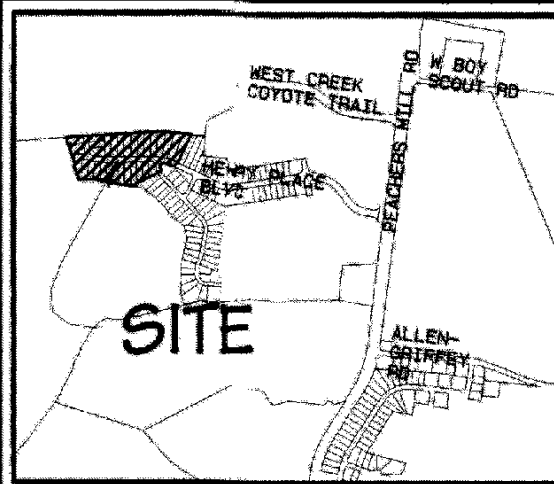


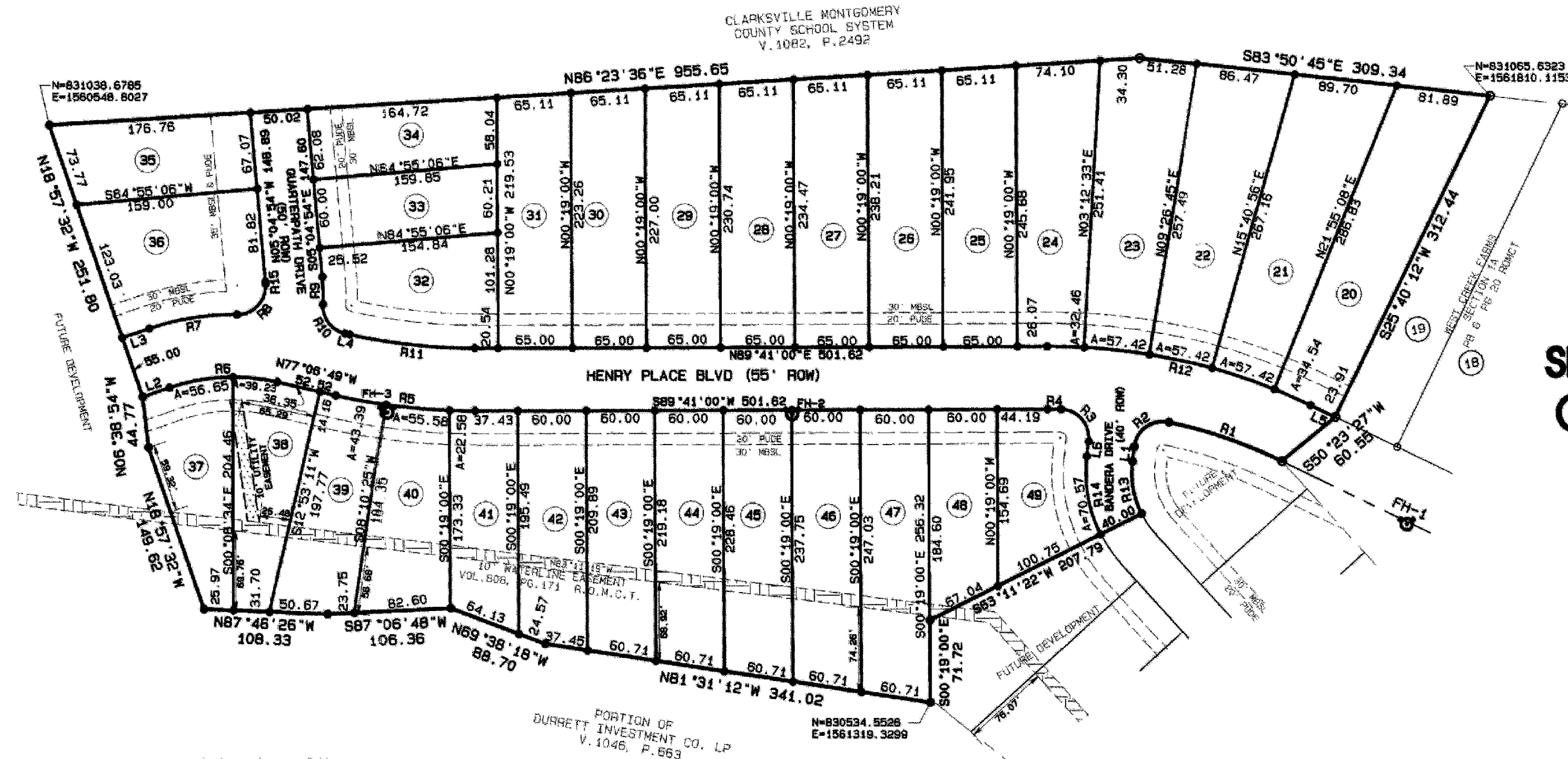
REGISTER OFFICE COPY ONLY



NORTH BASED UPON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83/GRID NORTH



VICINITY MAP
NOT TO SCALE



WEST CREEK FARMS SECTION 1B FINAL PLAT (ENHANCED ZONING)

MONTGOMERY COUNTY,
TENNESSEE

RIGHT OF WAY TABLE

LINE	BEARING	DISTANCE
1	S06°52'57"W	13.00
2	S71°02'28"E	24.97
3	N71°02'28"E	24.97
4	S77°06'49"E	4.23
5	S64°19'48"E	23.91
6	N06°52'57"E	13.00

RIGHT OF WAY CURVE TABLE

CURVE	RADII'S	ARC	DELTA	CHORD BEARING	CHORD
R1	472.50	105.93	12°50'41"	N70°55'26"W	105.70
R2	25.00	41.79	95°46'17"	S54°46'05"W	37.09
R3	25.00	41.79	95°46'17"	N41°00'12"W	37.09
R4	472.50	11.77	1°25'39"	N89°36'10"W	11.77
R5	527.50	121.56	13°12'11"	N83°42'54"W	121.29
R6	175.00	95.88	31°50'43"	S66°57'50"W	94.65
R7	227.50	78.28	19°42'52"	N60°53'54"E	77.89
R8	25.00	41.49	95°05'31"	N43°12'35"E	36.89
R9	175.00	23.86	7°49'04"	S01°10'23"E	23.86
R10	25.00	34.84	79°50'58"	S37°11'20"E	32.09
R11	472.50	108.88	13°12'11"	S83°42'54"E	108.64
R12	527.50	239.25	25°59'12"	S77°19'24"E	237.20
R13	80.00	47.04	33°41'35"	S09°57'51"E	46.37
R14	120.00	70.57	33°41'35"	N09°57'51"W	69.55
R15	125.00	1.63	0°44'43"	N04°42'33"W	1.63

BENCHMARK: FIRE HYDRANT AT THE OPEN BOLT

FH-1	508.82'
FH-2	517.26'
FH-3	522.95'

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 CITY OF CLARKSVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONABILITY OF DETENTION/RETENTION BASINS.
- Sidewalks and underground utilities shall be installed in this subdivision.
- BZA APPROVAL (BZA-45-2012) allowed the use of enhanced zoning, 5 foot maximum side yard, 4in 7,000 sq ft lot size, sidewalks and other regulations of Ordinance 69-Enhanced Zoning, also approval of single family development with a portion of R-4.

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Robert E. Durrett III, STATE OF TENNESSEE, WITH MONTGOMERY COUNTY PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE HAS EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

Matthew Ghorlity, MONTGOMERY COUNTY, TENNESSEE, NOTARY PUBLIC, DATE: 6-26-13

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.

Robert E. Durrett III, 6-26-13, OWNER(S) DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY OF THE MONTGOMERY COUNTY, TENNESSEE, MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

Matthew Ghorlity, TN PLS #2727, 6/26/13, MATTHEW GHORLITY, TN PLS #2727 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 THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Super City Streets or Co. Hwy. Super, 6-26-13, 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 SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Utility Dist. Official, 6/13, 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 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 all required bonds have been posted.

Montgomery County SMC, 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

WEST CREEK FARMS SECTION 1B FINAL PLAT (ENHANCED ZONING)

FINAL PLAT	DEED REFERENCE: PORTION OF
5-17-2013	MAP 18, PARCEL 35.03
DATE	O.V.R. 1046, PAGE 663, R.O.M.C.T.
TOTAL ACRES 11.30+/-	TOTAL LOTS 31
ACRES NEW ROAD 1.63+/-	MILES NEW ROAD 0.26
OWNER DURRETT INVESTMENT CO. LP	CIVIL DISTRICT 3RD

SCALE: 1"=100'

PRIVATELY MAINTAINED UTILITY & DRAINAGE EASEMENT

RECORDED EASEMENTS

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

PLOTTED ON: Wed May 15 12:42:28 2013
P:\12250 RH (Durrett Property) West Creek Farms 1.pro
JOB NUMBER: RH12250 DRAWN BY: VES CHECKED BY:

Consie W. Bell, Register
Montgomery County Tennessee
Rec #: 286575 Instrument #: 976705
Rec'd: 15.00 Recorded
State: 0.00 6/27/2013 at 2:48 PM
Clerk: 0.00 in Plat
Other: 12371.00 G
Total: 12386.00 Pgs 74-74

D&S Associates Engineering
330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Ph / 931-547-5252
Fax / 931-547-7135 www.dnsngr.com
Engineers • Surveyors • Planners