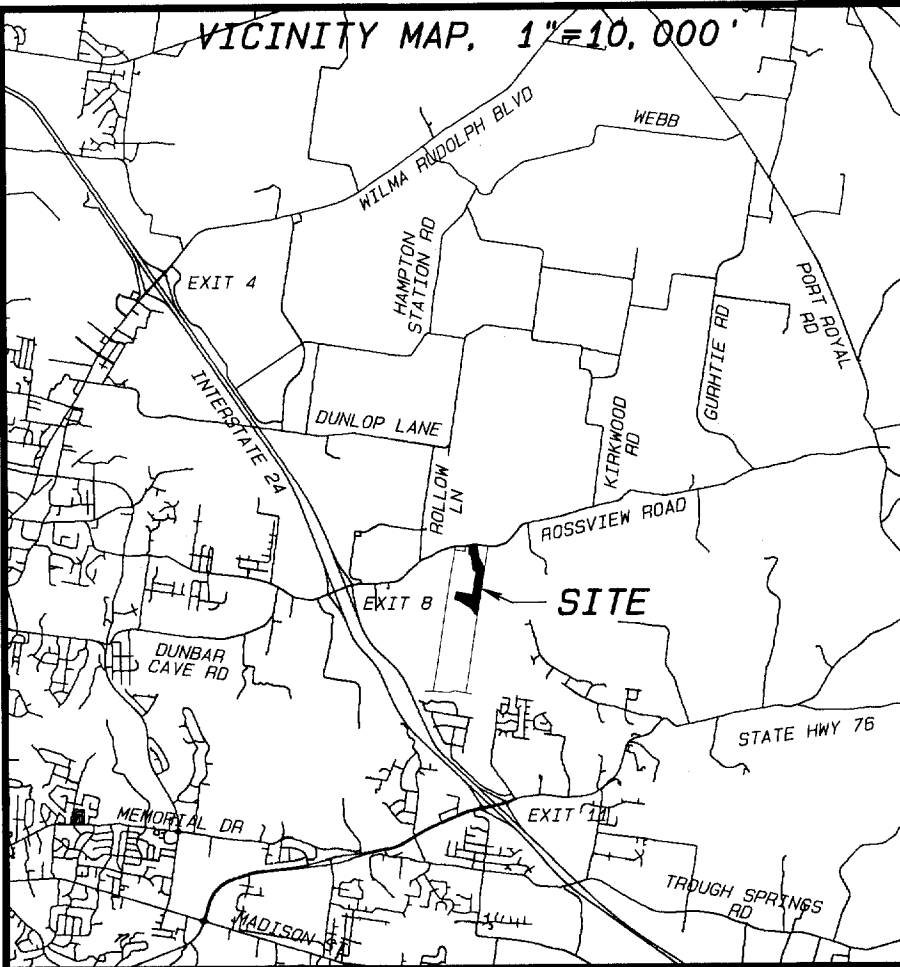
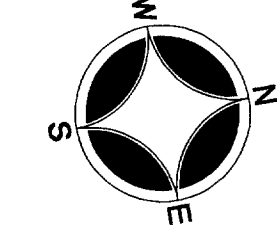


STONES MANOR SECTION 1 FINAL PLAT
A CLUSTER SUBDIVISION
SHEET 1 OF 2

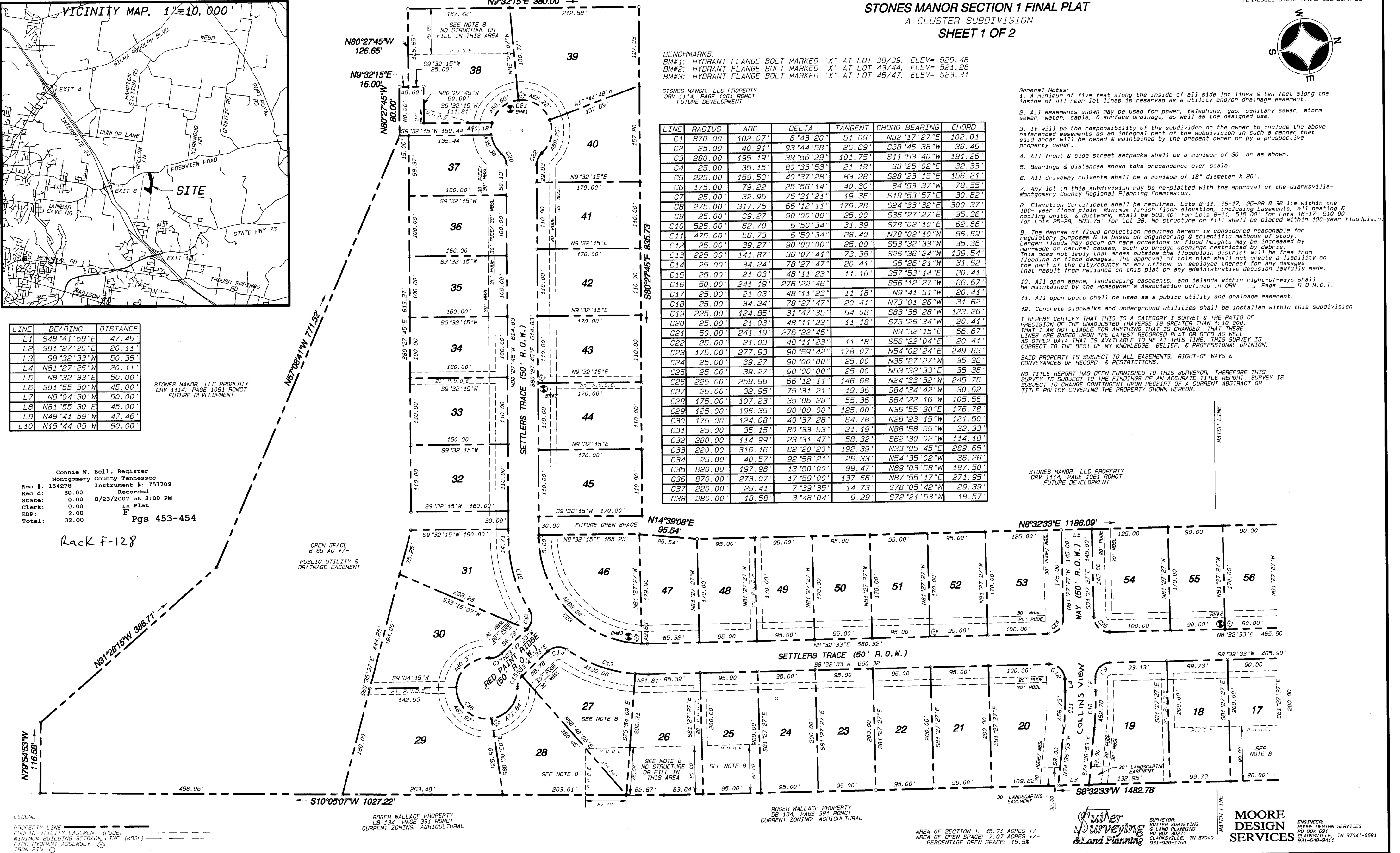


LINE	BEARING	DISTANCE
L1	S48°41'59"E	47.46'
L2	S81°27'26"E	20.11'
L3	S8°32'33"W	50.36'
L4	N81°27'26"W	20.11'
L5	N8°32'33"E	50.00'
L6	S81°55'30"W	45.00'
L7	N8°04'30"W	50.00'
L8	N81°55'30"E	45.00'
L9	N48°41'59"W	47.46'
L10	N15°44'05"W	60.00'

STONES MANOR, LLC PROPERTY
DRW 1114, PAGE 1061 ROMCT
FUTURE DEVELOPMENT

Connie W. Bell, Register
Montgomery County Tennessee
Rec #: 154278 Instrument #: 757709
Rec'd: 30.00 Recorded
State: 0.00 8/23/2007 at 3:00 PM
Clerk: 0.00 in Plat
SFP: 2.00 F
Total: 32.00 Pgs 453-454

Rack F-128



BENCHMARKS:
BM#1: HYDRANT FLANGE BOLT MARKED 'X' AT LOT 38/39, ELEV= 525.48'
BM#2: HYDRANT FLANGE BOLT MARKED 'X' AT LOT 43/44, ELEV= 521.28'
BM#3: HYDRANT FLANGE BOLT MARKED 'X' AT LOT 46/47, ELEV= 523.31'

STONES MANOR, LLC PROPERTY
DRW 1114, PAGE 1061 ROMCT
FUTURE DEVELOPMENT

LINE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	870.00'	102.07'	6°43'20"	51.09'	N82°17'27"E	102.01'
C2	25.00'	40.91'	93°44'58"	26.69'	S38°46'38"W	35.49'
C3	280.00'	195.19'	39°56'29"	101.75'	S11°53'40"W	191.26'
C4	25.00'	35.15'	80°33'53"	21.19'	S8°25'02"E	32.33'
C5	225.00'	159.53'	40°37'28"	83.28'	S28°23'15"E	156.21'
C6	175.00'	79.22'	25°56'14"	40.30'	S4°53'37"W	78.55'
C7	25.00'	32.95'	75°31'21"	19.36'	S19°53'57"E	30.62'
C8	275.00'	317.75'	66°12'11"	179.28'	S24°33'32"E	300.37'
C9	25.00'	39.27'	90°00'00"	25.00'	S36°27'27"E	35.36'
C10	525.00'	62.70'	6°50'34"	31.39'	S78°02'10"E	62.66'
C11	475.00'	56.73'	6°50'34"	28.40'	N78°02'10"W	56.69'
C12	25.00'	39.27'	90°00'00"	25.00'	S53°32'33"W	35.36'
C13	225.00'	141.87'	36°07'41"	73.38'	S26°36'24"W	139.54'
C14	25.00'	34.24'	78°27'47"	20.41'	S5°26'21"W	31.62'
C15	25.00'	21.03'	48°11'23"	11.18'	S57°53'14"E	20.41'
C16	50.00'	241.19'	276°22'46"	25.00'	S56°12'27"W	66.67'
C17	25.00'	21.03'	48°11'23"	11.18'	N9°41'51"W	20.41'
C18	25.00'	34.24'	78°27'47"	20.41'	N73°01'26"W	31.62'
C19	225.00'	124.85'	31°47'35"	64.08'	S83°38'28"W	123.26'
C20	25.00'	21.03'	48°11'23"	11.18'	S75°26'34"W	20.41'
C21	50.00'	241.19'	276°22'46"	25.00'	N9°32'15"E	66.67'
C22	25.00'	21.03'	48°11'23"	11.18'	S56°22'04"E	20.41'
C23	175.00'	277.93'	90°59'42"	178.07'	N54°02'24"E	249.63'
C24	25.00'	39.27'	90°00'00"	25.00'	N36°27'27"W	35.36'
C25	25.00'	39.27'	90°00'00"	25.00'	N53°32'33"E	35.36'
C26	225.00'	259.98'	66°12'11"	146.68'	N24°33'32"W	245.76'
C27	25.00'	32.95'	75°31'21"	19.36'	S84°34'42"W	30.62'
C28	175.00'	107.23'	35°06'28"	55.36'	S64°22'16"W	105.56'
C29	125.00'	196.35'	90°00'00"	125.00'	N36°55'30"E	176.78'
C30	175.00'	124.08'	40°37'28"	64.78'	N28°23'15"W	121.50'
C31	25.00'	35.15'	80°33'53"	21.19'	N88°58'55"W	32.33'
C32	280.00'	114.99'	23°31'47"	58.32'	S62°30'02"W	114.18'
C33	220.00'	316.16'	82°20'20"	192.39'	N33°05'45"E	289.65'
C34	25.00'	40.57'	92°58'21"	26.33'	N54°35'02"W	36.26'
C35	820.00'	197.98'	13°50'00"	99.47'	N89°03'58"W	197.50'
C36	870.00'	273.07'	17°59'00"	137.66'	N87°55'17"E	271.95'
C37	280.00'	29.41'	7°39'35"	14.73'	S78°05'42"W	29.39'
C38	280.00'	18.58'	3°48'04"	9.29'	S72°21'53"W	18.57'

STONES MANOR, LLC PROPERTY
DRW 1114, PAGE 1061 ROMCT
FUTURE DEVELOPMENT

LEGEND:
PROPERTY LINE
PUBLIC UTILITY EASEMENT (P.U.E.)
MINIMUM BUILDING SETBACK LINE (MBSL)
FIRE HYDRANT ASSEMBLY
IRON PIN

ROGER WALLACE PROPERTY
DB 134, PAGE 391 ROMCT
CURRENT ZONING: AGRICULTURAL

ROGER WALLACE PROPERTY
DB 134, PAGE 391 ROMCT
CURRENT ZONING: AGRICULTURAL

AREA OF SECTION 1: 45.71 ACRES +/-
AREA OF OPEN SPACE: 7.07 ACRES +/-
PERCENTAGE OPEN SPACE: 15.5%

Stutter
Surveying
& Land Planning
SURVEYOR:
SUITER SURVEYING
& LAND PLANNING
PO BOX 36273
CLARKSVILLE, TN 37040
931-926-1750

MOORE
DESIGN
SERVICES
ENGINEER:
MOORE DESIGN SERVICES
PO BOX 691
CLARKSVILLE, TN 37041-0691
931-648-3411

CERTIFICATE OF OWNERSHIP & DEDICATION	NOTARY PUBLIC	CERTIFICATE OF APPROVAL OF STREETS/ROADS	CERTIFICATE OF APPROVAL OF UTILITIES	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE OF ROAD RIGHT-OF-WAYS	STONES MANOR SECTION 1 FINAL PLAT A CLUSTER SUBDIVISION
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, & other open space to public or private use as shown.	State of Tennessee, Montgomery County Personally appeared before me, the undersigned, a Notary Public in & for said State & County, Bonnie Moore Notary Public, Tennessee, with whom I am personally acquainted & who acknowledges to be the person to whom the above described instrument.	I hereby certify that all Streets/Roads & Drainage Structures have been installed in an acceptable manner & according to the City or County Specifications or that a surety bond in the amount of \$10,000 has been posted with this office to assure completion of all required improvements in case of default.	I hereby certify that all water, sewer, & gas lines have been installed in an acceptable manner & according to City specifications or that a surety bond in the amount of \$10,000 has been posted with this office to assure completion of all required improvements in case of default.	I hereby certify that the subdivision plat shown hereon complies with all subdivision regulations of Montgomery County, Tennessee with the exception of such variances if any as noted in minutes of the Commission & that it has been approved for recording in the Office of the Montgomery County Register.	I hereby certify that all drainage structures outside of the road right-of-ways have been installed in an acceptable manner and according to the county storm water management resolution and that a maintenance bond of \$40,000 has been posted.	FINAL PLAT 07/25/07 DEED REFERENCE: DRW 1114 PAGE 1061 R.O.M.C.T. TOTAL ACRES 45.71 +/- TOTAL LOTS 71 ACRES NEW ROAD 5.65 +/- MILES NEW ROAD 0.91 +/- OWNER(S) STONES MANOR, LLC CIVIL DISTRICT 1ST
Stutter OWNER(S) DATE: 8/23/07	Bonnie Moore NOTARY PUBLIC DATE: 8/23/07 Commission Expires	Blaine Ray REGISTERED SURVEYOR DATE: 8/23/07	Chris Hamner CITY ENGINEER DATE: 8/23/07	Daniel H. Rogien DIRECTOR CLARKSVILLE, MONTGOMERY COUNTY PLANNING COMMISSION DATE: 8/23/07	David L. Moore COUNTY CODES OFFICIAL DATE: 8/23/07	1"=100' 0 100 200

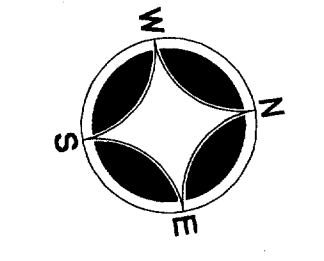
LINE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	870.00	102.07	6°43'20"	51.09	N82°17'27"E	102.01
C2	25.00	40.91	93°44'58"	26.69	S38°46'38"W	36.49
C3	280.00	195.19	39°56'29"	101.75	S11°53'40"W	191.26
C4	25.00	35.15	80°33'53"	21.19	S8°25'02"E	32.33
C5	225.00	159.53	40°37'28"	83.28	S28°23'15"E	156.21
C6	175.00	79.22	25°56'14"	40.30	S4°53'37"W	78.55
C7	25.00	32.95	75°31'21"	19.36	S19°53'57"E	30.62
C8	275.00	317.75	66°12'11"	179.28	S24°33'32"E	300.37
C9	25.00	39.27	90°00'00"	25.00	S36°27'27"E	35.36
C10	525.00	62.70	6°50'34"	31.39	S78°02'10"E	62.66
C11	475.00	56.73	6°50'34"	28.40	N78°02'10"W	56.89
C12	25.00	39.27	90°00'00"	25.00	S53°32'33"W	35.36
C13	225.00	141.87	36°07'41"	73.38	S26°36'24"W	139.54
C14	25.00	34.24	78°27'47"	20.41	S5°26'21"W	31.62
C15	25.00	21.03	48°11'23"	11.18	S57°53'14"E	20.41
C16	50.00	241.19	276°22'46"	556.12	S56°12'27"W	66.67
C17	25.00	21.03	48°11'23"	11.18	N9°41'51"W	20.41
C18	25.00	34.24	78°27'47"	20.41	N73°01'26"W	31.62
C19	225.00	124.85	31°47'35"	64.08	S83°38'28"W	123.26
C20	25.00	21.03	48°11'23"	11.18	S75°26'34"W	20.41
C21	50.00	241.19	276°22'46"	556.12	N9°32'15"E	66.67
C22	25.00	21.03	48°11'23"	11.18	S56°22'04"E	20.41
C23	175.00	277.93	90°59'42"	178.07	N54°02'24"E	249.63
C24	25.00	39.27	90°00'00"	25.00	N36°27'27"W	35.36
C25	25.00	39.27	90°00'00"	25.00	N53°32'33"E	35.36
C26	225.00	259.98	66°12'11"	146.68	N24°33'32"W	245.76
C27	25.00	32.95	75°31'21"	19.36	S84°34'42"W	30.62
C28	175.00	107.23	35°06'28"	55.36	S64°22'16"W	105.56
C29	125.00	196.35	90°00'00"	125.00	N36°55'30"E	176.78
C30	175.00	124.08	40°37'28"	64.78	N28°23'15"W	121.50
C31	25.00	35.15	80°33'53"	21.19	N88°58'55"W	32.33
C32	280.00	114.99	23°31'47"	58.32	S62°30'02"W	114.18
C33	220.00	316.16	82°20'20"	192.39	N33°05'45"E	289.65
C34	25.00	40.57	92°58'21"	26.33	N54°35'02"W	36.26
C35	820.00	197.98	13°50'00"	99.47	N89°03'58"W	197.50
C36	870.00	273.07	17°59'00"	137.66	N87°55'17"E	271.95
C37	220.00	29.41	7°39'35"	14.73	S78°05'42"W	29.39
C38	280.00	18.58	3°48'04"	9.29	S72°21'53"W	18.57

General Notes:
1. A minimum of five feet along the inside of all side lot lines & ten feet along the inside of all rear lot lines is reserved as a utility and/or drainage easement.
2. All easements shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water, cable, & surface drainage, as well as the designed use.
3. 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 & maintained by the present owner or by a prospective property owner.
4. All front & side street setbacks shall be a minimum of 30' or as shown.
5. Bearings & distances shown take precedence over scale.
6. All driveway culverts shall be a minimum of 18" diameter X 20'.
7. Any lot in this subdivision may be re-platted with the approval of the Clarksville-Montgomery County Regional Planning Commission.
8. Elevation Certificate shall be required. Lots B-11, 16-17, 25-28 & 38 lie within the 100-year flood plain. Minimum finish floor elevation, including basements, all heating & cooling units & ductwork, shall be 503.40' for Lots B-11, 16-17, 25-28, 510.00' for Lots 25-28, 503.75' for Lot 38. No structure or fill shall be placed within 100-year floodplain.
9. The degree of flood protection required hereon is considered reasonable for regulatory purposes & is based on engineering & 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. This does not imply that areas outside the floodplain district will be free from flooding or flood damages. The approval of this plat shall not create a liability on the part of the city/county or any officer or employee thereof for any damages that result from reliance on this plat or any administrative decision lawfully made.
10. All open space, landscaping easements, and islands within right-of-ways shall be maintained by the Homeowner's Association defined in ORV _____, Page ____ R.O.M.C.T.
11. All open space shall be used as a public utility and drainage easement.
12. Concrete sidewalks and underground utilities shall be installed within this subdivision.

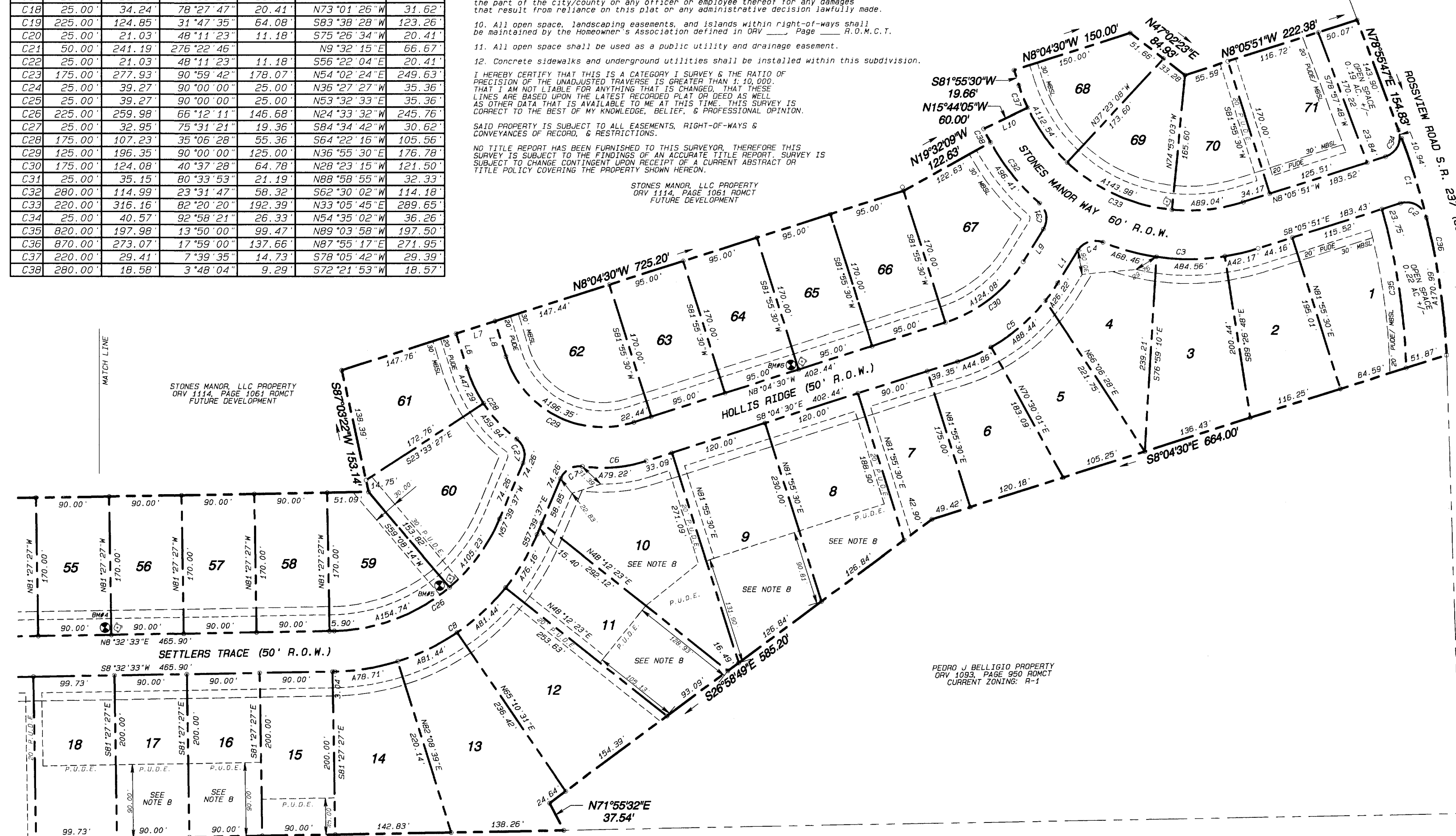
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY & THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS GREATER THAN 1:10,000. THAT I AM NOT LIABLE FOR ANYTHING THAT IS CHANGED THAT THESE LINES ARE BASED UPON THE LATEST RECORDED PLAT OR DEED AS WELL AS OTHER DATA THAT IS AVAILABLE TO ME AT THIS TIME. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF, & PROFESSIONAL OPINION.
SAID PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS & CONVEYANCES OF RECORD, & RESTRICTIONS.
NO TITLE REPORT HAS BEEN FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT. SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

STONES MANOR SECTION 1 FINAL PLAT
A CLUSTER SUBDIVISION
SHEET 2 OF 2

NORTH AS PER NORTH AMERICAN DATUM 1983
TENNESSEE STATE PLANE COORDINATES



BENCHMARKS:
BM#4: HYDRANT FLANGE BOLT MARKED 'X' AT LOT 55/56, ELEV= 533.30'
BM#5: HYDRANT FLANGE BOLT MARKED 'X' AT LOT 59/60, ELEV= 533.81'
BM#6: HYDRANT FLANGE BOLT MARKED 'X' AT LOT 64/65, ELEV= 536.17'



Connie W. Bell, Register
Montgomery County Tennessee
Rec #: 154278 Instrument #: 757709
Rec'd: 30.00 Recorded
State: 0.00 8/23/2007 at 3:00 PM
Clerk: 0.00 in Plat
EP: 2.00 F
Total: 32.00 Pgs 453-454

LINE	BEARING	DISTANCE
L1	S48°41'59"E	47.46'
L2	S81°27'26"E	20.11'
L3	S8°32'33"W	50.36'
L4	N81°27'26"W	20.11'
L5	N8°32'33"E	50.00'
L6	S81°55'30"W	45.00'
L7	N8°04'30"W	50.00'
L8	N81°55'30"E	45.00'
L9	N48°41'59"W	47.46'
L10	N15°44'05"W	60.00'

Surveyor:
SUTTER SURVEYING & LAND PLANNING
PO BOX 591
CLARKSVILLE, TN 37040
931-920-1750

ENGINEER:
MOORE DESIGN SERVICES
PO BOX 591
CLARKSVILLE, TN 37041-0691
931-648-9411

MOORE DESIGN SERVICES

AREA OF SECTION 1: 45.71 ACRES +/-
AREA OF OPEN SPACE: 7.07 ACRES +/-
PERCENTAGE OPEN SPACE: 15.5%

LEGEND:
PROPERTY LINE
PUBLIC UTILITY EASEMENT (PUDE)
MINIMUM BUILDING SETBACK LINE (MBSL)
FIRE HYDRANT ASSEMBLY
IRON PIN

CERTIFICATE OF OWNERSHIP & 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, & other open space to public or private use as shown. OWNER (S) _____ DATE 8/20/07	NOTARY PUBLIC State of Tennessee, Montgomery County Personally appeared before me, the undersigned, a Notary Public in and for said State & County, <i>Ronnie Moore</i> Notary Public the within named party(ies), with whom I am personally acquainted & who acknowledged the truth of the contents of the above instrument. NOTARY PUBLIC DATE _____	REGISTERED LAND SURVEYOR I hereby certify that I am a duly licensed and registered land surveyor in the State of Tennessee and that I am the author of the above plat and that the same is correct to the best of my knowledge, belief, and professional opinion. <i>Chris Hammer</i> REGISTERED LAND SURVEYOR DATE 8/20/07	CERTIFICATE OF APPROVAL OF STREETS/ROADS I hereby certify that all Streets/Roads & Drainage Structures have been installed in an acceptable manner & 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. COUNTY HIGHWAY SUPERINTENDANT DATE _____	CERTIFICATE OF APPROVAL OF UTILITIES I hereby certify that all water, sewer, & gas lines have been installed in an acceptable manner & according to City 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. CITY ENGINEER DATE _____	CERTIFICATE OF APPROVAL FOR RECORDING I hereby certify that the subdivision plat shown hereon complies with all subdivision regulations of Montgomery County, Tennessee with the exception of such variances if any as noted in minutes of the Commission & that it has been approved for recording in the Office of the Montgomery County Register. DIRECTOR CLARKSVILLE-MONTGOMERY COUNTY PLANNING COMMISSION DATE _____	CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE OF ROAD RIGHT-OF-WAYS I hereby certify that all drainage structures outside of the road right-of-ways have been installed in an acceptable manner and according to the county storm water management resolution and that a maintenance bond of \$40,000.00 has been posted. COUNTY CODES OFFICIAL DATE 8/23/07	STONES MANOR SECTION 1 FINAL PLAT A CLUSTER SUBDIVISION FINAL PLAT DATE 07/25/07 DEED REFERENCE: ORV 1114 PAGE 1061 R.O.M.C.T.
							TOTAL ACRES 45.71 +/- ACRES NEW ROAD 5.65 +/- OWNER (S) STONES MANOR, LLC