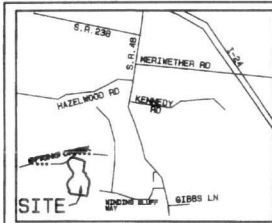


ASPEN GROVE SECTION 2B FINAL PLAT

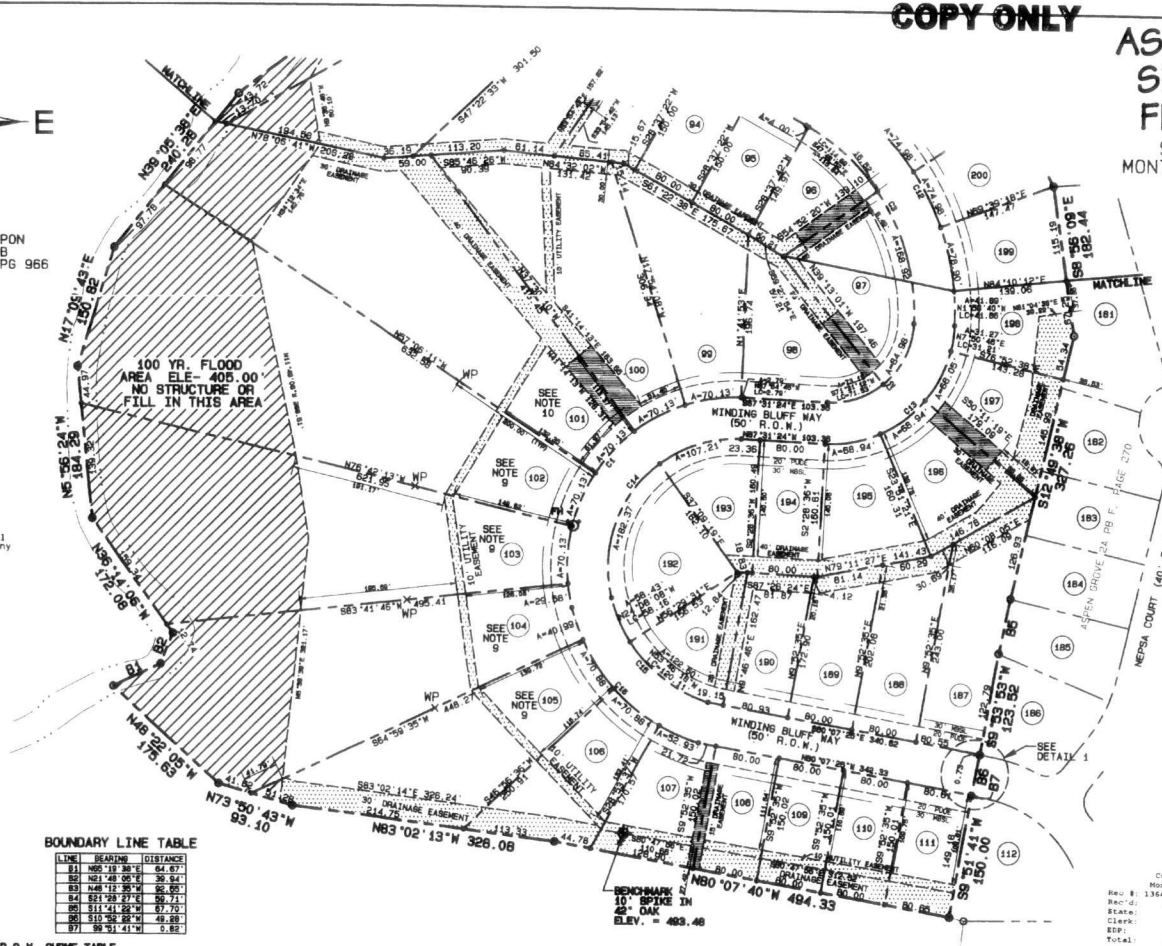
SHEET 1 OF 2 MONTGOMERY COUNTY, TENNESSEE



VICINITY MAP NOT TO SCALE

NORTH BASED UPON ASPEN GROVE 1B PLAT BOOK E, PG 966

- NOTES: 1) All assessments 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 30 feet minimum. 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 assessments 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 lowering culverts or debris. This does not imply that areas outside the flood plain district will be free from flooding or flood damage. 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 damage that result from reliance on this plat or any administrative decision lawfully made. 9) FLOOD CERTIFICATE REQUIRED: Lots 100-102. 10) FLOOD CERTIFICATE REQUIRED: Lots 90-91-101. 11) FLOOD CERTIFICATE REQUIRED: Lots 84-85-89. 12) FLOOD CERTIFICATE REQUIRED: Lots 79-81-83. 13) THE CITY OF CLARKSVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONABILITY OF DETENTION/RETENTION BASINS.



BOUNDARY LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows 81-87.

R.O.W. LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows L1-L4.

R.O.W. CURVE TABLE

Table with columns: CURVE, RADIUS, ARC, TANGENT, DELTA, CHORD BEARING, CHORD. Rows C1-C16.



CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEM

APPROVAL IS HEREBY GIVEN FOR LOTS DESCRIBED AS COUNTY, TENNESSEE, AS BEING SUITABLE FOR SEWAGE DISPOSAL SYSTEMS WITHIN THE LISTED OF LOTS AND AREAS TO BE CONSTRUCTED OF A STRUCTURE, SIZABLE OR PROVIDED, THE PLAN FOR THE EXISTING SEWAGE DISPOSAL SYSTEM MAY BE APPROVED AND A NEW SYSTEM INSTALLED BY THE DEVICES OF SEWAGE WATER PROTECTION, WATER, WATER CLOSURE, UNDERGROUND UTILITIES, AND OTHERS SHOULD BE LOCATED AT THE DISCRETION OF THE ENGINEER OR OTHER COMPETENT PERSON WHOSE DESIGN OR ALTERATIONS OF THE SAME COMPLY WITH THIS APPROVAL.

DATE: 12/20/06

DIV. OF GROUNDWATER PROTECTION OFFICIAL

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY,

THE WITHIN SIGNED AND SIGNED BY ME PERSONALLY, ADMIRABLE AND WHO ACKNOWLEDGES THAT THEY ENJOYED THE WITHIN DESCRIBED PROPERTY.

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 THEREIN AND I HEREBY CONSENT TO THE LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

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.

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.

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURES OUTSIDE OF THE ROAD RIGHT OF WAY HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY STORM WATER MANAGEMENT REGULATIONS AND THAT A MAINTENANCE BOND OF \$_____ HAS BEEN POSTED.

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.

ASPEN GROVE SECTION 2B FINAL PLAT - SHEET 1 OF 2

FINAL PLAT 10-8-06 DEED REFERENCE: PORTION OF MAP 32, PARCEL 2.00 DATE: 0.R.V. 1060, PAGE 1268, R.O.M.C.T. TOTAL ACRES 41.37 +/- TOTAL LOTS 58 ACRES NEW ROAD 3.16 +/- MILES NEW ROAD 0.51 OWNER TODD MORRIS CIVIL DISTRICT 2nd SCALE: 1"=100'

DBS & Associates Engineers & Surveyors & Planners 330 North Second Street P.O. Box 949 Clarksville, TN 37041-0949

REGISTER OFFICE Montgomery County Tennessee Map # 136458 Instrument # 124737 Rec'd: 30.00 Recorded: 0.00 Date: 12/17/2006 at 1:21 PM Clerk: 0.00 Plat: 2.00 ESP: 2.00 Total: 32.00 Pgs 322-323

