

VICINITY MAP
(NOT TO SCALE)

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 street setbacks shall be as shown.
- All driveways/culverts shall be 18" X 20" or as required by the Montgomery County Highway Department.
- Any lot in this subdivision may be replanted 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.
- Owner/Developer is responsible for providing water and sewer services to proposed lots.
- Water Quality Buffer. There shall be no clearing, grading, construction or disturbance of soil and/or native vegetation within a designated water quality buffer unless permitted by the Montgomery County Building Commissioner.

LEGEND:

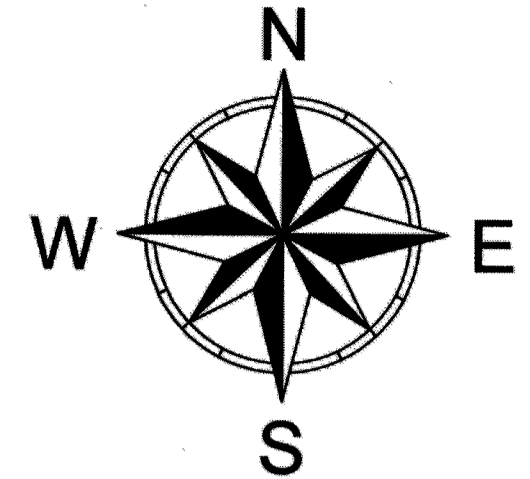
- 1/2" NEW IRON PIN
- 1/2" IRON PIN FOUND OR OLD
- FIRE HYDRANT
- PUBLIC UTILITY EASEMENT
- MINIMUM BUILDING SETBACK LINE
- LOT LINES
- BOUNDARY LINE
- EXISTING RECORDED EASEMENTS

Line #	Length	Direction
L1	32.85	N04° 16' 45"W
L2	50.80	N07° 22' 28"W
L3	92.98	N41° 20' 31"W
L5	51.61	N43° 23' 25"W
L7	40.49	N56° 44' 15"W
L8	14.74	N65° 58' 00"W
L9	4.47	N89° 35' 38"W
L10	70.77	S79° 46' 48"E
L12	121.24	N87° 46' 37"E
L13	38.13	N73° 58' 36"E
L14	46.46	N39° 48' 44"E
L15	115.72	N55° 07' 10"E
L16	84.99	N75° 09' 06"E
L17	48.95	N81° 55' 16"E
L18	57.84	N56° 46' 30"E
L19	112.95	N76° 44' 47"E
L20	114.24	S75° 50' 07"E
L23	24.71	N68° 58' 29"E
L27	23.40	S38° 40' 41"W

Parcel #	Area	Acres
1	25388.19	0.58
2	25444.86	0.58
3	52664.62	1.21
4	71208.72	1.63
5	43142.09	0.99
6	28898.06	0.66
7	89163.68	2.05
8	170877.01	3.92
9	49846.49	1.14
10	24909.43	0.57

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	207.50	350.00	033.97	N24°21'30"W	204.47'
C2	216.50	525.00	023.63	N77°46'49"W	214.96'

BENCHMARK (NAVD88)
MAGNAIL IN PAVEMENT
N: 786181.92
E: 1590446.75
ELEV: 529.58



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

ANDOVER PASSAGE
FINAL PLAT
MONTGOMERY COUNTY,
TENNESSEE

HOLLEMAN FAMILY UNLIMITED
REC'D VOL. 865, PG. 2379, R.O.M.C.T.

Connie E. Gunnett, Register
Montgomery County Tennessee
Rec #: 413725 Instrument #: 1172723
Rec'd: 15.00 Recorded
State: 0.00 7/17/2018 at 10:47 AM
Clerk: 0.00 in Plat
Other: 5002.00 J
Total: 5017.00 Pgs 108-108

STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JENNIFER BURGESS, TENNESSEE NOTARY PUBLIC, THE WITHIN NAMED BARGAINORS, WHOSE NAMES AND PERSONAL ACQUAINTANCE AND WHO ACKNOWLEDGED THAT THEY WERE THE WITHIN DESCRIBED INSTRUMENT. My Commission Expires 12/13/21
Jennifer Burgess 6/27/18 12/13/21
NOTARY PUBLIC DATE DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I 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.
6/27/18
OWNER(S) DATE

CERTIFICATE OF ACCURACY
EDWARD C. BURGESS
REGISTERED PROFESSIONAL SURVEYOR
MONTGOMERY COUNTY, TENNESSEE
NO. 2914
EXPIRES 12/13/21

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.
5-2-18
SUPER. CITY STREETS OR CO. HWY. SUPER DATE

CERTIFICATE OF APPROVAL OF UTILITIES
I HEREBY CERTIFY THAT ALL WATER, AND SEWER 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 \$200,000 HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
5-27-18
CITY ENGINEER OR UTILITY DIST. OFFICIAL DATE

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY
I HEREBY CERTIFY THAT NO CONDITIONS CONTRARY TO THE MONTGOMERY CO. STORM WATER / BUILDING & CODES REGULATIONS ARE KNOWN TO EXIST.
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 BOND(S) HAVE BEEN POSTED.
5/31/18
MONTGOMERY COUNTY SW/ 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.
7/16/18
MONT. CO. REG. PLAN. COMM. DATE

MCKAY-BURCHETT & COMPANY ENGINEERS
1492 Madison Street Suite LL
Clarksville, TN 37040
Ph # 931-245-3095

FINAL PLAT: ANDOVER PASSAGE			
FINAL PLAT DATE	5/1/2018	DEED REFERENCE:	MAP 088, PARCEL 132.00 O.R.V. 1795, PAGE 2344, R.O.M.C.T.
TOTAL ACRES	12.01±	TOTAL LOTS	10 ZONED R-1 AS OF 3-30-18
ACRES NEW ROAD	NA	MILES NEW ROAD	NA
OWNER	MICHAEL CONNERETH	CIVIL DISTRICT	11TH

SCALE: 1"=100' Feet

Z:\Projects\2018\0005-18 (733 Hogan Rd Andover Passage)\Andover Passage.dwg