

VICINITY MAP
NOT TO SCALE

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 an 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) Any lot in this subdivision may be replatted with the approval of the Montgomery County Regional Planning Commission.
- 6) 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.
- 7) 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.
- 8) FLOOD CERTIFICATE REQUIRED. Lots 40 - 46 lie within a one (1) percent base flood. The minimum finished building pad including basement, heating and cooling units and ductwork, shall be 564.74 (1 feet above flood level) and minimum Finished Floor Elevation (FFE) shall be 565.74 (2 feet above flood level). No structure or fill to be built in this area.
- 9) The owner/developer is to provide water and sewer services to each lot.
- 10) The city of Clarksville has only responsibility of the functionality of detention/retention basins.
- 11) Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
- 12) This property is located in proximity of the Ft. Campbell Military Installation and may be subject to increased noise levels resulting from the over flight of both fixed wing and rotary-wing aircraft, the movement of vehicles, the firing of small and large caliber weapons, and other accepted and customary military training activities.
- 13) All overhead and underground electric lines must be shown. It will be the responsibility of the subdivider for trenching, supplying conduit, and installing conduit with pull strings, according to CDE Lightband's design and requirements.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
R1	39.23'	25.00'	89.91°	N1° 34' 28"W	35.33'	24.98'
R2	210.68'	50.00'	241.42°	S86° 27' 18"E	85.97'	84.17'
R3	35.25'	25.00'	80.79°	S6° 08' 24"E	32.40'	21.27'
R4	39.31'	25.00'	90.08°	N88° 25' 22"E	35.38'	25.04'
R5	39.23'	25.00'	89.92°	N1° 34' 38"W	35.33'	24.96'
R6	210.68'	50.00'	241.42°	S86° 27' 18"E	85.97'	84.17'
R7	35.25'	25.00'	80.79°	S6° 08' 24"E	32.40'	21.27'
R8	39.21'	24.94'	90.09°	S88° 34' 20"W	35.29'	24.97'
R9	39.23'	25.00'	89.92°	S1° 34' 38"E	35.33'	24.96'
R10	39.31'	25.00'	90.08°	S88° 25' 22"W	35.38'	25.04'
R11	39.50'	25.00'	90.52°	S1° 25' 05"E	35.52'	25.23'
R12	39.07'	25.00'	89.54°	N88° 37' 12"E	35.21'	24.80'

LOT TABLE

LOT	AREA (SQ FT)	AREA (ACRES)
1	7375	0.17
2	5004	0.11
3	5003	0.11
4	5003	0.11
5	5003	0.11
6	5003	0.11
7	5002	0.11
8	5002	0.11
9	5002	0.11
10	5002	0.11
11	5001	0.11
12	5001	0.11
13	5001	0.11
14	6673	0.15
15	9381	0.22
16	6740	0.15
17	13274	0.30
18	6256	0.14
19	5000	0.11

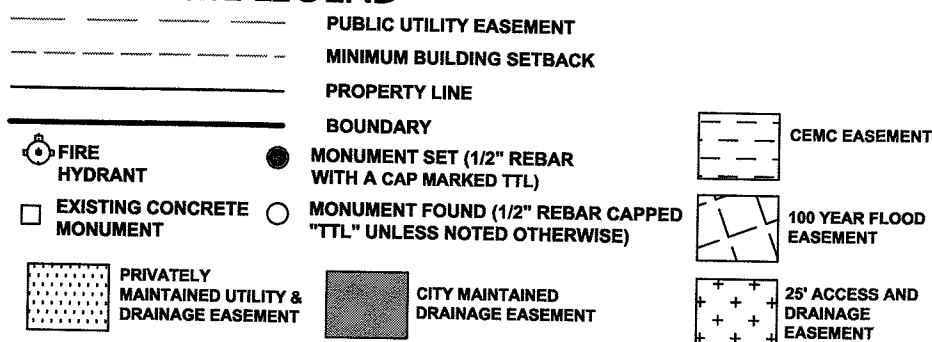
LOT TABLE

LOT	AREA (SQ FT)	AREA (ACRES)
20	5000	0.11
21	5000	0.11
22	5000	0.11
23	5000	0.11
24	5000	0.11
25	5000	0.11
26	5000	0.11
27	5000	0.11
28	6990	0.16
29	6876	0.16
30	5000	0.11
31	5000	0.11
32	5000	0.11
33	5000	0.11
34	5000	0.11
35	5000	0.11
36	6181	0.14
37	17758	0.41
38	11637	0.27

LOT TABLE

LOT	AREA (SQ FT)	AREA (ACRES)
39	8360	0.19
40	9919	0.23
41	11478	0.26
42	12996	0.30
43	14476	0.33
44	15869	0.36
45	13090	0.30
46	10984	0.25
47	6865	0.16
48	7366	0.17
49	5000	0.11
50	7366	0.17
51	5003	0.11
52	6124	0.14
53	5094	0.12
54	5019	0.12
55	5015	0.12
56	5012	0.12
57	6873	0.16

SITE LEGEND



CERTIFICATE OF APPROVAL CDE LIGHTBAND FOR ELECTRIC AND FIBER UTILITIES

I HEREBY CERTIFY THAT ALL CONDUIT HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO CDE LIGHTBAND'S DESIGNS AND REQUIREMENTS, ALL LOT FEES RELATED TO THIS PLAT HAVE BEEN PAID, AND ANY NEEDS EXPRESSED BY CDE LIGHTBAND HAVE BEEN ADDRESSED

CDE LIGHTBAND OFFICIAL
DATE: 4/16/25

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, *[Signature]* THE WITHIN NAMED BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

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)
DATE: 4/16/25

CERTIFICATE OF ACCURACY

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

LONDON S. BAGWELL, TN RLS #3468
DATE: 04/15/25

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.

Joseph Green
DIRECTOR CITY STREETS OR CO. HWY. SUPER
DATE: 4-16-25

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 _____ HAS BEEN POSTED WITH THAT OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3-31
CHIEF ENGINEER OR UTILITY DIST. OFFICIAL
DATE: 4-16-25

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.

DIR. CLERK-MONT. CO. REG. PLAN. COMM.
DATE: 4/17/25



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GARRETTSBURG MEADOWS FINAL PLAT

FINAL PLAT 4-3-2025 DATE	DEED REFERENCE: MAP 44, PARCEL 40.00 O.V.R. 2345, PAGE 2184, R.O.M.C.T. CMCRPC CASE # S-84-2024				
TOTAL ACRES	11.34	TOTAL LOTS	57	ZONED	R-2A
ACRES NEW ROAD	2.25	MILES NEW ROAD	0.41	AS OF	4-3-25
OWNER	CREST PROPERTIES		CIVIL DISTRICT	3RD	

SCALE: 1" = 60'

Tennessee Certification of Electronic Document

I, LANDON BAGWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 15, 2025 (date of document).

Paul L. Bagwell
Affiant Signature

April 15, 2025
Date

State of TENNESSEE

County of MONTGOMERY

Sworn to and subscribed before me this 15 day of APRIL, 2025.

Victoria E. Sutherland
Notary's Signature

MY COMMISSION EXPIRES: 3-21-2029

NOTARY'S SEAL

