

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 an utility and/or drainage easement.
- Bearings and distances shown take precedence over scale.
- All front and side streets setbacks shall be as shown.
- 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 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.
- 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 foot 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.
- The owner/developer is to provide water and sewer services to each lot.
- The city of Clarksville has only responsibility of the functionality of detention/ retention basins.
- Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
- 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.
- 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.

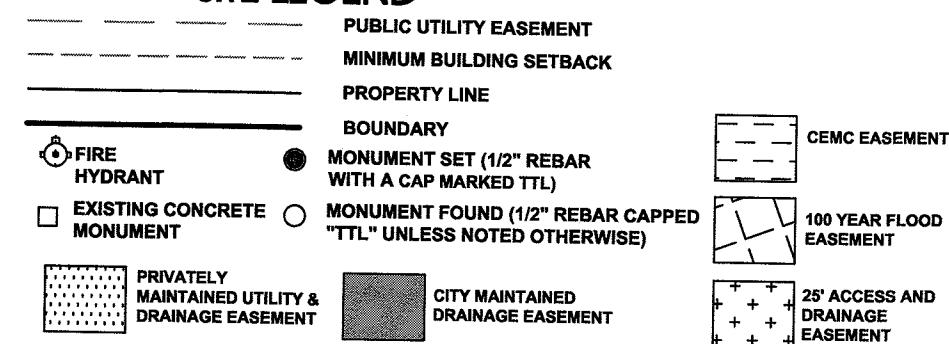
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
R1	39.23'	25.00	89.91	N1° 34' 28"W	35.33'	24.96'
R2	210.68'	50.00	241.42	S86° 27' 18"E	85.97'	84.17'
R3	35.25'	25.00	80.79	S6° 08' 24"E	32.40'	21.27'
R4	39.31'	25.00	90.08	N88° 25' 22"E	35.38'	25.04'
R5	39.23'	25.00	89.92	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'

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

4/16/25
CDE LIGHTBAND OFFICIAL
DATE

SITE LEGEND



NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, AND FOR SAID STATE
AND COUNTY,
MONTGOMERY
THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY
ACQUAINTED AND WHO ACKNOWLEDGED TO ME THAT THEY ARE WITHIN
DESCRIBED INSTRUMENT.
MY COMMISSION
EXPIRES 4/15/25
NOTARY PUBLIC
DATE
4/16/25
DATE

CERTIFICATE OF OWNERSHIP AND
DEDICATION

OWNER(S)
DATE
4/16/25

CERTIFICATE OF ACCURACY

LAND
CITY OF
TENNESSEE
NOTARY
SULLIVAN
NO. 3466
LONDON S. BAGWELL, TN RLS #3466
DATE
04/15/25
DIRECTOR CITY STREETS OR CO. HWY. SUPER
DATE
Joseph Green
Digitally signed by Joseph Green
Date: 2025.04.09 11:05:38-05'00'

CERTIFICATE OF STREETS / ROADS

DATE
4-16-25
CHIEF ENGINEER OR UTILITY DIST. OFFICIAL
DATE
DIR. CLARK MONT. CO. REG. PLAN. COMM.
DATE

CERTIFICATE OF APPROVAL
OF UTILITIES

3-31
4-16-25
DATE
DIR. CLARK MONT. CO. REG. PLAN. COMM.
DATE

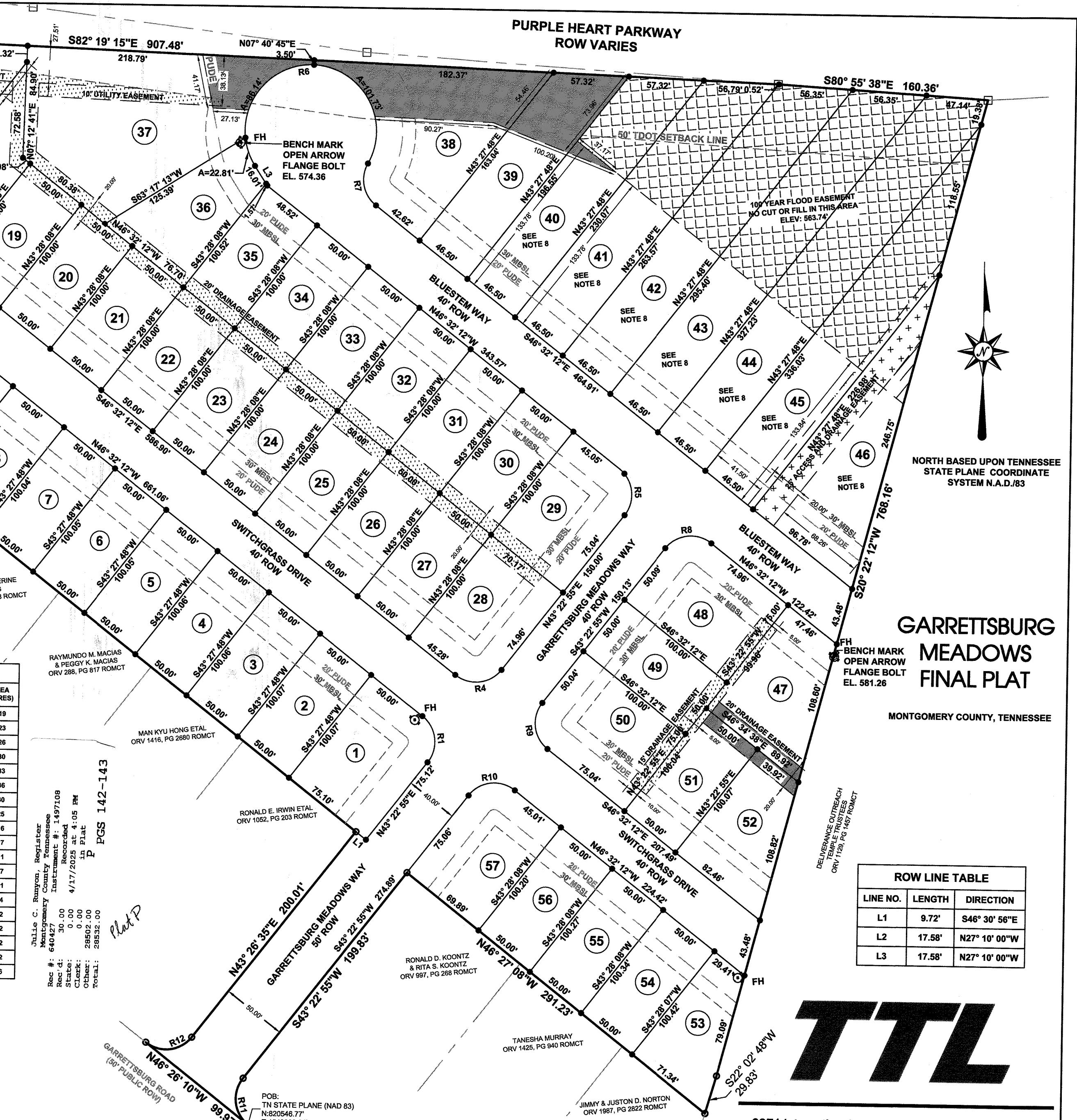
CERTIFICATE OF APPROVAL
FOR RECORDING

4-17-25
DATE
DIR. CLARK MONT. CO. REG. PLAN. COMM.
DATE

GARRETSBURG MEADOWS FINAL PLAT

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

SCALE: 1" = 60'



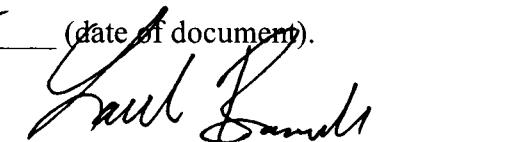
PLOTTED ON: Friday, April 4, 2025 9:44:01 AM
X:\2024\1224-12-00161\Crst - Garrettsburg Meadows - Clarksville\Civil\CAD Files\Garrettsburg Meadows_CDs.dwg

DRAWN BY: VES CHECKED BY:
2971 International Blvd, Suite C | Clarksville, TN 37043
931.647.6959 | www.ttlusa.com

Julie C. Runyon, Register
Montgomery County Tennessee
Rec #: 640427 Instrument #: 1497108
Rec'd: 30.00 Recorded
State: 0.00 4/17/2025 at 4:05 PM
Clerk: 0.00 in Plat
Other: 28502.00 P
Total: 28532.00 PGS 142-143

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).



Affiant Signature

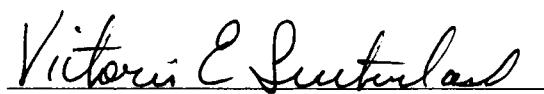
April 15, 2025

Date

State of TENNESSEE

County of MONTGOMERY

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



Notary's Signature

MY COMMISSION EXPIRES: 3-21-2029

NOTARY'S SEAL

