

VICINITY MAP

FINAL PLAT
BELLSHIRE - SECTION E
TAX MAP 81, PARCEL 38
O.R.V. 577, PAGE 673, R.O.M.C.T.
ELEVENTH CIVIL DISTRICT
MONTGOMERY COUNTY, TENNESSEE
DATE: NOVEMBER 12, 2019
SCALE: 1" = 100'
ZONING: R-1A
TOTAL AREA: 25.22 ACRES +/-

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	24.89'	100.00'	14°15'29"	N 84°21'37" E	24.82'
C2	119.20'	100.00'	68°17'43"	N 43°05'01" E	112.27'
C3	39.62'	25.00'	90°47'28"	N 36°27'35" W	35.60'
C4	21.43'	1950.00'	0°37'47"	N 82°10'13" W	21.43'
C5	35.46'	2000.00'	1°00'58"	S 81°58'38" E	35.46'
C6	88.22'	2000.00'	2°31'58"	S 80°12'20" E	88.21'
C7	40.20'	25.00'	92°07'20"	N 54°59'49" E	36.00'
C8	38.34'	25.00'	87°52'40"	N 35°00'11" W	34.69'
C9	39.27'	25.00'	90°00'00"	N 56°03'29" E	35.36'
C10	39.27'	25.00'	90°00'00"	S 33°56'31" E	35.36'
C11	40.20'	25.00'	92°07'20"	N 54°59'49" E	36.00'
C12	21.10'	35.00'	34°32'54"	S 08°20'18" E	20.79'
C13	6.45'	35.00'	10°33'03"	S 30°53'18" E	6.44'
C14	64.57'	50.00'	73°59'49"	S 00°50'07" W	60.18'
C15	20.16'	50.00'	23°06'03"	S 49°23'03" W	20.02'
C16	41.55'	50.00'	47°37'03"	S 84°44'36" W	40.37'
C17	50.69'	50.00'	58°04'53"	N 42°24'26" W	48.54'
C18	58.82'	50.00'	67°24'05"	N 20°20'03" E	55.49'
C19	21.20'	35.00'	34°41'54"	N 36°41'09" E	20.87'
C20	6.35'	35.00'	10°24'03"	N 14°08'11" E	6.34'
C21	38.34'	25.00'	87°52'40"	N 35°00'11" W	34.69'
C22	40.20'	25.00'	92°07'20"	S 54°59'49" W	36.00'
C23	77.29'	150.00'	29°31'24"	S 23°41'51" W	76.44'
C24	71.73'	150.00'	27°24'02"	S 52°09'34" W	71.05'
C25	67.10'	150.00'	25°37'47"	S 78°40'28" W	65.54'

LEGEND
 (P.O.) = IRON PIN OLD FOUND
 (P.N.) = 1/2" x 1/4" IRON PIN NEW SET CAP # 1837
 R.O.W. = RIGHT-OF-WAY
 M.B.S. = MINIMUM BUILDING SETBACK LINE
 P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 HYDRANT: (H)
 POINT OF CURVATURE: (C)
 P.U.D.E.:
 CENTERLINE:
 BOUNDARY LINE:
 RIGHT-OF-WAY LINE:
 EASEMENT:
 PRIVATE DRAINAGE EASEMENT:
 PUBLIC DRAINAGE EASEMENT:

I hereby certify to the herein named parties that this is a Category 1 survey and that the closure of the undisturbed 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, and professional opinion.
 Said property is subject to all easements, right-of-ways, and conveyances of record, and restrictions.
 Note: This survey is subject to change, contingent upon receipt of a current abstract or title plat covering the property shown herein.

THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 200B IN THE STANDARDS OF PRACTICE AS ADOPTED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 88°30'39" W	8.59'	L8	S 81°04'44" E	46.59'
L2	S 82°29'06" E	39.76'	L9	S 43°21'59" E	69.36'
L3	S 82°29'06" E	20.52'	L10	S 60°46'09" E	95.05'
L4	N 82°34'25" W	6.48'	L11	S 81°04'44" E	50.18'
L5	S 76°56'28" E	13.71'			
L6	S 43°21'59" E	65.34'			
L7	S 60°46'09" E	88.41'			

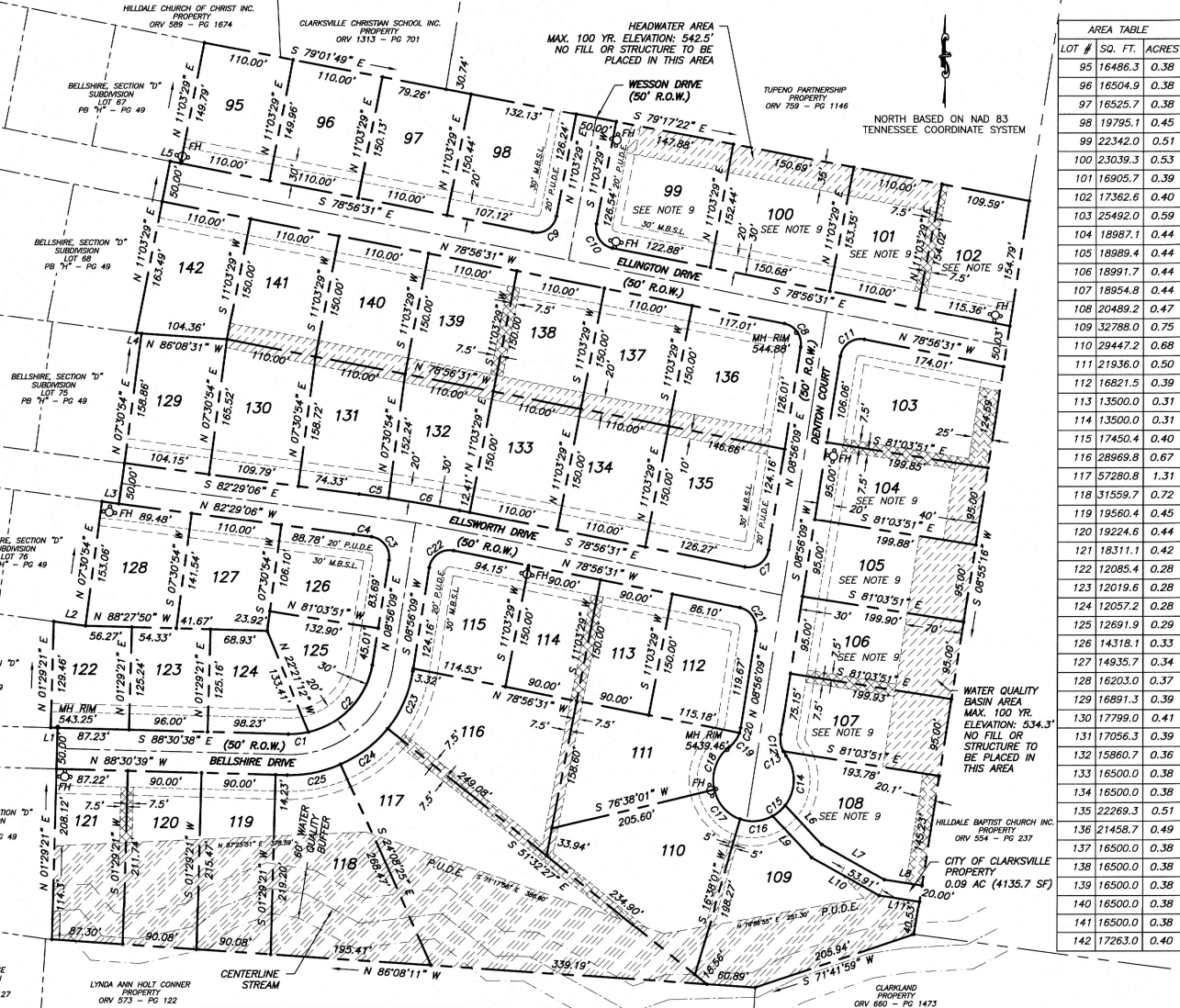
Water Quality Buffer. There shall be no clearing, grading, construction or disturbance of soil and/or native vegetation within a designated water quality buffer unless permitted by the Clarksville Street Department.

Suiter Surveying & Land Planning, Inc.
 P.O. Box 30271
 1805-A Alpine Drive
 Clarksville, TN 37040
 Ph. # (931) 920-1750
 Fax # (931) 920-8490

CERTIFICATE OF OWNERSHIP AND DEDICATION I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DESIGNATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN. DATE: 11/19/19 OWNER(S):	NOTARIZATION STATE OF TENNESSEE, MONTGOMERY COUNTY I, _____, Notary Public for the State of Tennessee, do hereby certify that _____, the undersigned, is a duly qualified and acting Notary Public in and for said State and County. My Commission Expires: 11/21/21 DATE: 11/19/19	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 REGULATIONS OR THAT CHAIN MEASUREMENTS OF CREDIT OR A SURETY BOND IN THE AMOUNT OF \$_____, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 12-20-19 CITY ENGINEER OR UTILITY DIST. OFFICIAL:	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/ COUNTY OR COUNTY SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF \$_____, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 12-2-19 SUPER. CITY STREETS OR CO. HWY. SUPER:	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH ALL SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY, TENNESSEE, AND THAT THE EXCEPTED LOTS OR VARIANCES, IF ANY, AS NOTED IN MINUTES OF THE COMMISSION ARE IN ACCORDANCE WITH THE APPROVED FOR RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER. DATE: 11-12-2019 TOTAL ACRES: 25.22 OWNER: MELISSA GOAD TENNANT, ET AL ADDRESS: 2611 41A BYPASS CLARKSVILLE, TN 37043 TOTAL LOTS: 48 MILES NEW ROAD: 0.62 CIVIL DISTRICT: 11th ACRES NEW ROAD: 3.79 TAX MAP & PARCEL: MAP 081-038.00 PROPERTY ADDRESS: BELLSHIRE DRIVE CLARKSVILLE, TN GRAPHIC SCALE: 1" = 100' 0 100 200 300
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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 a Utility and/or Drainage Easement.
- 3) Bearings and Distances shown take precedence over scale.
- 4) All front and side street setbacks shall be as shown.
- 5) It shall 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.
- 6) Any lot in this subdivision may be replatted with the approval of the Clarksville-Montgomery County Regional Planning Commission.
- 7) Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
- 8) Owner/developer is responsible for providing water and sewer services to these lots.
- 9) Elevation Certificate shall be required. Lots 11 with the one (1) percent base flood. Minimum finished floor elevation shall be 544.5' for lots 99-102 and 536.3' for lots 104-108. Minimum finished building pad including basements, all heating and cooling units and ductwork shall be 543.5' for lots 99-102 and 535.3' for lots 104-108.



LOT #	SQ. FT.	ACRES
95	16486.3	0.38
96	16504.9	0.38
97	16525.7	0.38
98	17975.1	0.45
99	22342.0	0.51
100	23039.3	0.53
101	16905.7	0.39
102	17362.6	0.40
103	25492.0	0.59
104	18987.1	0.44
105	18989.4	0.44
106	18991.7	0.44
107	18954.8	0.44
108	20489.2	0.47
109	32788.0	0.75
110	29447.2	0.68
111	21936.0	0.50
112	16821.5	0.39
113	13500.0	0.31
114	13500.0	0.31
115	17450.4	0.40
116	28969.8	0.67
117	57280.8	1.31
118	31559.7	0.72
119	19560.4	0.45
120	19224.6	0.44
121	18311.1	0.42
122	12085.4	0.28
123	12019.6	0.28
124	12057.2	0.28
125	12691.9	0.29
126	14318.1	0.33
127	14935.7	0.34
128	16203.0	0.37
129	16891.3	0.39
130	17799.0	0.41
131	17056.3	0.39
132	15860.7	0.36
133	16500.0	0.38
134	16500.0	0.38
135	22269.3	0.51
136	21458.7	0.49
137	16500.0	0.38
138	16500.0	0.38
139	16500.0	0.38
140	16500.0	0.38
141	16500.0	0.38
142	17263.0	0.40