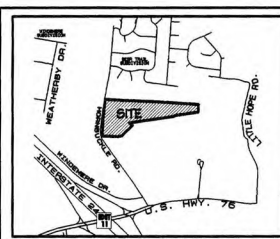


Rack #E -303

HOLLY POINT SECTION 1 FINAL PLAT SHEET 1 OF 2



BENCHMARK: FIRE HYDRANT BOLT BETWEEN CITY & STATE ELEV. = 521.67'

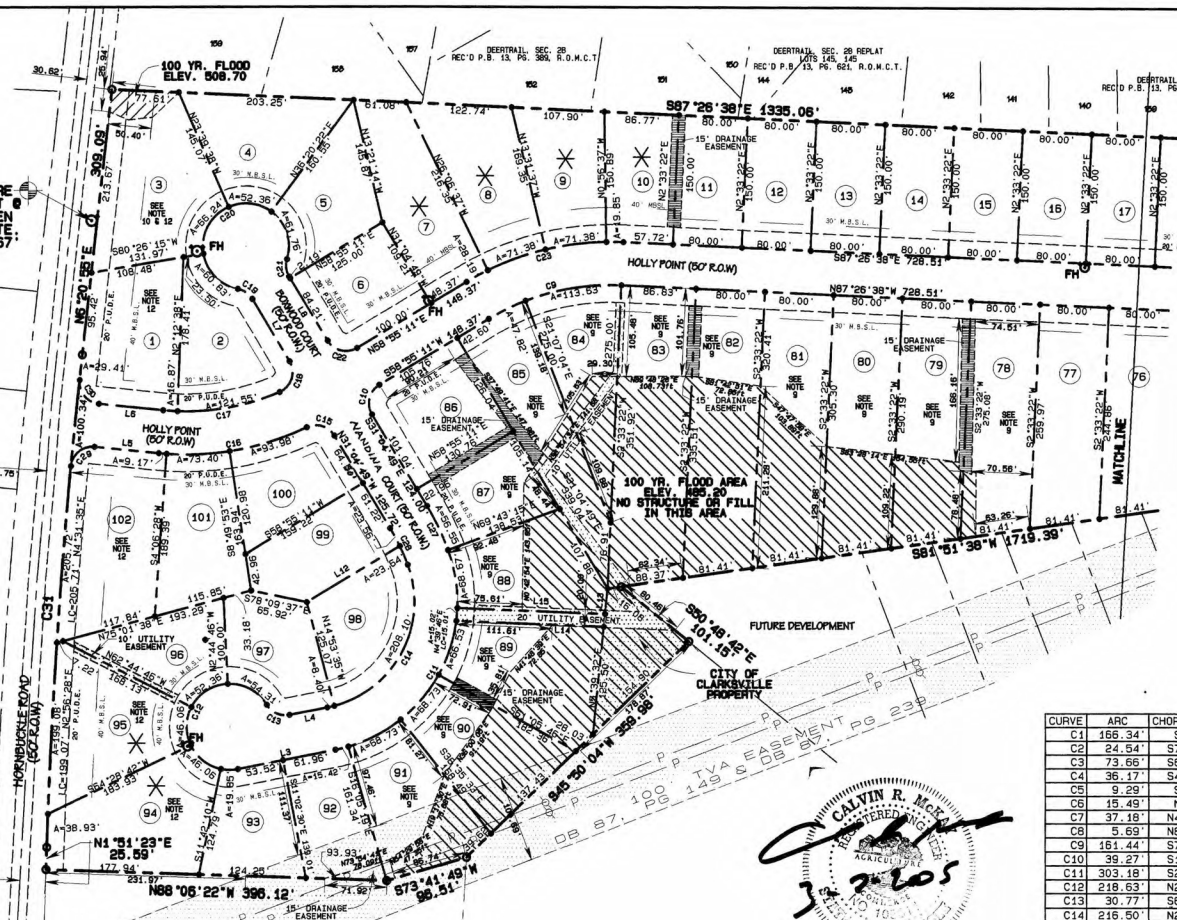


NORTH BASED UPON DEERTRAIL SECTION 2B PB. 13 PAGE 289 R.O.M.C.T.

*THESE LOTS HAVE A 40' MINIMUM BUILDING SETBACK LINE FROM THE RIGHT OF WAY.

NOTE: AS NOTED ON FINAL, AN OLD FARM FENCELINE MEANDERS WITH THE BOUNDARY SHOWN. THE OLD FARM FENCELINE SHALL NOT BE REMOVED, ALTERED OR DAMAGED IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF THE AFFECTED ADJACENT PROPERTY OWNER.

- LEGEND:
- 1/2" New Iron Pin
 - 1/2" Iron Pin Found
 - Fire Hydrant
 - Public Utility Easement
 - Minimum Building Setback Line
 - Center-Line
 - Boundary Line



LINE	BEARING	DISTANCE
L1	S1°02'22"E	85.68'
L2	N1°02'22"W	85.12'
L3	S78°57'30"W	115.48'
L4	N78°57'30"E	44.77'
L5	N84°16'29"W	75.02'
L6	S84°16'29"E	75.02'
L7	N31°04'49"W	83.99'
L8	S31°04'49"E	86.40'
L9	S8°08'22"E	13.43'
L10	N8°08'22"W	13.43'
L11	N3°44'26"E	18.85'
L12	S58°58'00"W	126.10'
L13	S5°39'32"W	29.86'
L14	S87°47'45"E	171.80'
L15	S87°47'45"E	172.06'
L16	S4°56'30"E	30.00'

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	168.34'	S9°02'42"W	50.00'	190°36'31"	99.57'	
C2	24.54'	S76°13'25"W	25.00'	56°15'04"	23.57'	13.36'
C3	73.66'	S64°56'45"W	125.00'	33°45'45"	72.60'	37.93'
C4	36.17'	S40°24'38"W	25.00'	62°54'00"	33.10'	22.08'
C5	9.29'	S4°35'22"E	75.00'	7°06'00"	9.29'	4.65'
C6	15.49'	N4°35'22"W	125.00'	7°06'00"	15.48'	7.75'
C7	37.18'	N43°38'58"W	25.00'	85°13'42"	33.85'	23.00'
C8	5.69'	N86°51'05"W	275.00'	4°11'04"	5.68'	2.84'
C9	161.44'	S75°44'17"W	275.00'	33°38'11"	159.13'	83.12'
C10	39.27'	S13°55'11"W	25.00'	90°00'00"	35.36'	25.00'
C11	303.18'	S29°19'39"W	175.00'	95°15'41"	266.66'	205.85'
C12	218.63'	N24°13'22"E	50.00'	250°31'44"	81.65'	
C13	30.77'	S85°46'38"E	25.00'	70°31'44"	28.87'	17.68'
C14	216.50'	N29°20'22"E	125.00'	99°14'15"	190.44'	148.97'
C15	39.79'	N73°14'24"W	25.00'	84°19'11"	33.56'	26.64'
C16	176.85'	S90°09'45"W	325.00'	4°11'04"	174.39'	90.51'
C17	138.42'	N81°18'18"E	275.00'	28°50'25"	138.97'	70.71'
C18	42.75'	N17°54'09"E	25.00'	97°57'54"	37.73'	28.74'
C19	21.03'	N55°10'30"W	25.00'	48°11'23"	20.41'	11.18'
C20	241.19'	N58°55'11"E	50.00'	278°22'45"	66.67'	
C21	21.03'	S59°07'E	25.00'	48°11'23"	20.41'	11.18'
C22	39.27'	S76°10'49"E	25.00'	90°00'00"	35.36'	25.00'
C23	190.80'	N75°44'17"E	325.00'	33°38'11"	188.07'	98.24'
C24	6.72'	S86°51'05"W	275.00'	4°11'04"	6.72'	3.36'
C25	57.02'	N67°48'02"E	275.00'	11°52'48"	56.92'	28.61'
C26	102.26'	N42°48'02"E	75.00'	78°07'12"	94.52'	60.85'
C27	56.55'	S25°40'47"E	300.00'	10°48'03"	56.47'	28.36'
C28	47.20'	N25°40'17"W	250.77'	10°47'03"	47.13'	23.67'
C29	39.44'	S50°13'43"W	25.00'	90°23'35"	35.48'	25.17'
C30	39.44'	S39°04'42"E	25.00'	90°23'35"	35.48'	25.17'
C31	873.49'	N4°06'09"E	7314.79'	4°29'31"	873.34'	286.89'



- 100 YEAR FLOOD AREA
- CITY MAINTAINED DRAINAGE EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT

- 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. 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 official / employee thereof for any flood damages that result from reliance on this plat or any administrative decision lawfully made.
- FLOOD CERTIFICATE REQUIRED. Lots 78-85, 87-91 including basement, heating and cooling units and ductwork shall be a minimum of 486.20 feet. NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
- FLOOD CERTIFICATE REQUIRED. Lot 3 lie within a flood area. The minimum Finished Floor Elevation (FFE) including basement, heating and cooling units and ductwork shall be a minimum of 509.70 feet. NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
- THE CITY OF CLARKVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONALITY OF DETENTION / RETENTION BASINS.
- LOTS 1, 3, 94, 95, 102 SHALL HAVE DRIVEWAY ACCESS FROM WITHIN HOLLY POINT SUBDIVISION AND NOT HORNBUCKLE ROAD.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEM

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS MINIMUM REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF HEALTH / ENVIRONMENT AS SHOWN HEREON.

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 30 feet minimum.
 5) All driveways culverts shall be 10' 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 subdivisor 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.

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.

David B. Smith
 WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY KNOWN AND WHO ACKNOWLEDGED THAT THEY EXECUTED WITHIN DESCRIBED INSTRUMENT.

BY COMMISSION EXPIRES
 DAVID B. SMITH DATE 3/27/05

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.

David B. Smith
 DATE 3/8/05

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 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.

Paul Jordan 4-21-05
 SUPER. CITY STREETS OR CO. HWY. SUPER DATE

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.

Chris Hamner 3/8/05
 CITY ENGINEER OR UTILITY DIST. OFFICIAL DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND OR SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS MINIMUM REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF PUBLIC HEALTH AS SHOWN HEREON.

N/A
 COUNTY HEALTH DEPARTMENT 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 VARIATIONS AS NOTED IN MINUTES OF THE COMMISSION AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER.

Daniel A. Pagan 4/27/05
 DIR. CLARK-MONT. CO. REG. PLAN. COMM. DATE

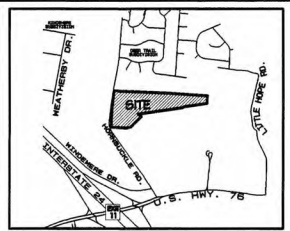
HOLLY POINT SECT. 1 FINAL PLAT SHEET 1 OF 2

FORM PLAT DATE 3/3/2005
 O.V.R. 936, PAGE 278, R.O.M.C.T.

TOTAL ACRES 27.86 +/- TOTAL LOTS 64
 ACRES NEW ROAD 3.96 +/- MILES NEW ROAD .63 +/-
 OWNER HOLLY POINT, LLC. CIVIL DISTRICT 11th

SCALE: 1"=100'

David B. Smith Engineering, Inc.
 330 North Second Street
 P.O. Box 949
 Clarksville, TN 37041-0949
 TN # 021-667-8826 Fax # 931-667-7128 www.dbseng.com



VICINITY MAP
NOT TO SCALE



NORTH BASED UPON
DEERTRAIL SECTION 2B
PB. 13 PAGE 289 R.O.M.C.T.

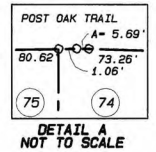
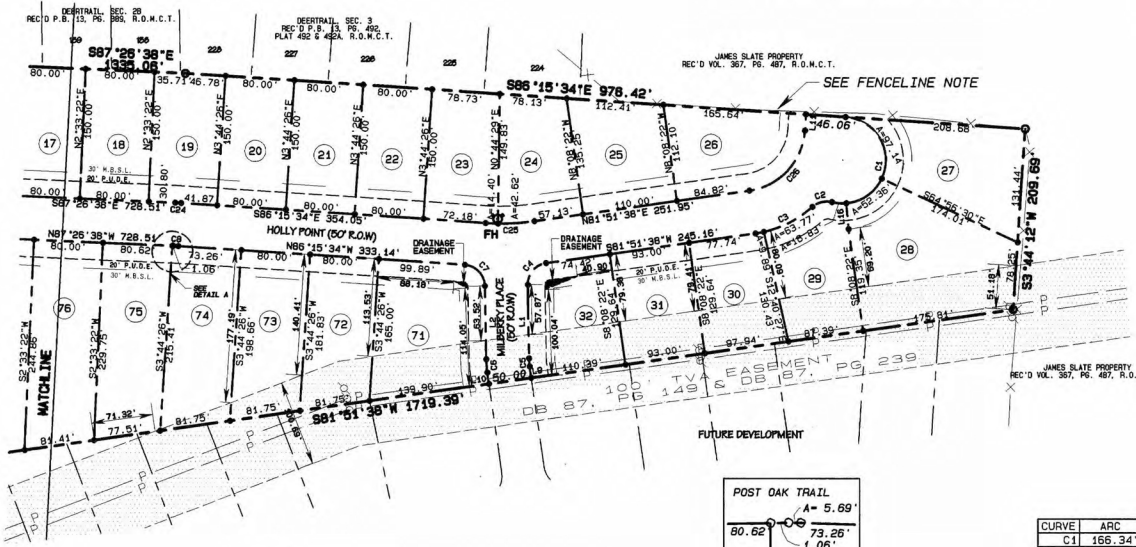
HOLLY POINT SECTION 1 FINAL PLAT SHEET 2 OF 2

*THESE LOTS HAVE A 40' MINIMUM BUILDING SETBACK LINE FROM THE RIGHT OF WAY.

NOTE:
AS NOTED ON FINAL, AN OLD FARM FENCELINE MEANDERS WITH THE BOUNDARY SHOWN, THE OLD FARM FENCELINE MAY BE REMOVED, ALTERED OR DAMAGED IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF THE AFFECTED ADJACENT PROPERTY OWNER.

- 100 YEAR FLOOD AREA
- CITY MAINTAINED DRAINAGE EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT

- LEGEND:
- 1/2" New Iron Pin @ 1/2" Iron Pin Found / 01d0
 - Fire Hydrant
 - Public Utility Easement
 - Minimum Building Setback Line
 - Center-Line
 - Boundary Line



LINE	BEARING	DISTANCE
L1	S1°02'22"E	85.68'
L2	N1°02'22"W	85.12'
L3	S78°57'30"W	115.48'
L4	N78°57'30"E	44.77'
L5	N84°16'29"W	75.02'
L6	S84°16'29"E	75.02'
L7	N31°04'49"W	83.99'
L8	S31°04'49"E	86.40'
L9	S8°08'22"E	13.43'
L10	N8°08'22"W	13.43'
L11	N3°44'26"E	18.85'
L12	S58°58'00"W	125.10'
L13	S5°39'32"W	29.86'
L14	S87°47'45"E	171.80'
L15	S87°47'45"E	172.06'
L16	S4°56'30"E	30.00'

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	165.34'	S9°02'42"W	50.00'	190°38'31"	99.57'	
C2	24.54'	S75°13'25"W	25.00'	56°19'04"	23.57'	13.36'
C3	73.66'	S84°58'46"W	125.00'	33°45'45"	72.60'	37.93'
C4	36.17'	S40°24'38"W	25.00'	82°54'00"	33.10'	22.08'
C5	9.29'	S4°35'22"E	75.00'	7°06'00"	9.29'	4.65'
C6	15.49'	N4°35'22"W	125.00'	7°06'00"	15.49'	7.75'
C7	37.18'	N43°38'58"W	25.00'	86°13'12"	33.85'	23.00'
C8	5.69'	N86°51'06"W	275.00'	1°11'04"	5.68'	2.84'
C9	161.44'	S75°44'17"W	275.00'	33°38'11"	159.13'	83.12'
C10	39.27'	S13°55'11"W	25.00'	90°00'00"	35.36'	25.00'
C11	303.18'	S29°19'39"W	175.00'	99°15'41"	266.66'	205.85'
C12	218.63'	N24°13'22"E	50.00'	250°31'44"	81.65'	
C13	30.77'	S65°48'38"E	25.00'	70°31'44"	28.87'	17.68'
C14	216.50'	N29°20'22"E	125.00'	99°14'15"	190.44'	146.97'
C15	36.79'	N73°14'24"W	25.00'	84°19'11"	33.56'	22.64'
C16	176.55'	S80°09'46"W	325.00'	31°07'30"	174.39'	90.51'
C17	138.42'	N81°18'18"E	275.00'	28°50'25"	136.97'	70.71'
C18	42.75'	N17°54'09"E	25.00'	97°57'54"	37.73'	28.74'
C19	21.03'	N55°10'30"W	25.00'	48°11'23"	20.41'	11.18'
C20	241.19'	N58°55'11"E	50.00'	276°22'46"	66.67'	
C21	21.03'	S6°59'07"E	25.00'	48°11'23"	20.41'	11.18'
C22	39.27'	S76°04'49"E	25.00'	90°00'00"	35.36'	25.00'
C23	190.80'	N75°44'17"E	325.00'	33°38'11"	188.07'	98.24'
C24	6.72'	S86°51'06"E	325.00'	1°11'04"	6.72'	3.36'
C25	57.26'	N87°48'02"E	275.00'	11°52'48"	56.92'	28.61'
C26	102.56'	N42°48'02"E	75.00'	78°07'12"	94.52'	60.85'
C27	56.55'	S25°40'47"E	300.00'	10°48'03"	56.47'	28.36'
C28	47.20'	N25°40'17"W	250.77'	10°47'03"	47.13'	23.67'
C29	39.44'	S50°31'43"W	25.00'	90°23'35"	35.48'	25.17'
C30	39.44'	S39°04'42"E	25.00'	90°23'35"	35.48'	25.17'
C31	573.49'	N4°08'09"E	7314.79'	4°29'31"	573.34'	286.89'



- 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 streets setbacks shall be 30 feet minimum.
 - All driveways culverts shall be 18" X 20".
 - 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 on 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 on flood heights may be increased by man-made or natural causes, such as bridge openings restricted by debris. 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 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 78-85, 87-91 lie within a flood area. The minimum Finished Floor Elevation (FFE) including basement, heating and cooling units and ductwork shall be a minimum of 486.20 feet. NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
 - FLOOD CERTIFICATE REQUIRED. Lot 31 lie within a flood area. The minimum Finished Floor Elevation (FFE) including basement, heating and cooling units and ductwork shall be a minimum of 509.70 feet. NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
 - THE CITY OF CLARKSVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONALITY OF DETENTION/RETENTION BASINS.
 - LOTS 1-3 94.95, 102 SHALL HAVE DRIVEWAY ACCESS FROM WITHIN HOLLY POINT SUBDIVISION AND NOT HORNBUCKLE ROAD.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEM

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS MINIMUM REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF HEALTH / ENVIRONMENT AS SHOWN HEREON.

DATE: 3/3/05
DIV. OF GROUNDWATER PROTECTION OFFICIAL: N/A

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A PUBLIC NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.

David B. Smith Engineering, Inc.
330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
My Commission Expires: 4-23-05

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 RESTRICTIONS LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

DATE: 3/3/05
OWNER(S): Clarkville, TN

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAN AND SHOWN AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF BY THE CLARKSVILLE REGIONAL PLANNING COMMISSION AND THAT THE INFORMATION THEREON HAS BEEN PLANNED AS SHOWN.

DATE: 3/3/05

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.

DATE: 4-21-05

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 THE CITY / UTILITY DISTRICT 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.

DATE: 3/8/05

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND OR SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS MINIMUM REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF PUBLIC HEALTH AS SHOWN HEREON.

DATE: N/A

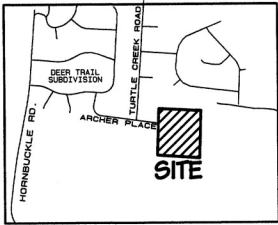
CERTIFICATE OF APPROVAL FOR RECORDING

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.

DATE: 4/7/05

HOLLY POINT SECT. 1
FINAL PLAT SHEET 2 OF 2

FINAL PLAT: 3/3/2005
DATE: 3/3/2005
DEED REFERENCE: O.V.R. 936, PAGE 278, R.O.M.C.T.
TOTAL ACRES: 27.85 +/-
ACRES NEW ROAD: 3.95 +/-
MILES NEW ROAD: .63 +/-
OWNER: HOLLY POINT, LLC.
CIVIL DISTRICT: 11th
SCALE: 1"=100'



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N31°06'32"W	57.30ft
L2	N1°05'47"W	45.95ft
L3	S31°06'32"E	57.30ft

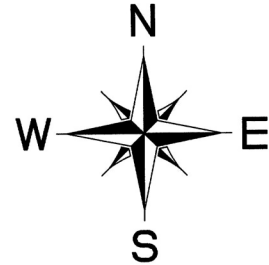
LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD	TANGENT
C1	75.00ft	44.78ft	34°12'37"	N14°00'13"W	44.12ft	23.08ft
C2	125.00ft	48.88ft	22°24'18"	N19°54'23"W	48.57ft	24.76ft
C3	25.00ft	33.96ft	77°49'55"	N47°37'11"W	31.41ft	20.18ft
C4	25.00ft	41.26ft	94°33'39"	N46°11'02"E	36.73ft	27.07ft
C5	125.00ft	204.74ft	93°50'45"	N45°49'36"E	182.61ft	133.69ft
C6	75.00ft	122.84ft	93°50'45"	S45°49'36"W	109.57ft	80.21ft
C7	75.00ft	39.29ft	30°00'44"	S15°06'10"E	38.64ft	20.10ft
C8	125.00ft	75.22ft	34°28'49"	S13°52'07"E	74.09ft	38.79ft

HOLLY POINT SECTION 3 FINAL PLAT

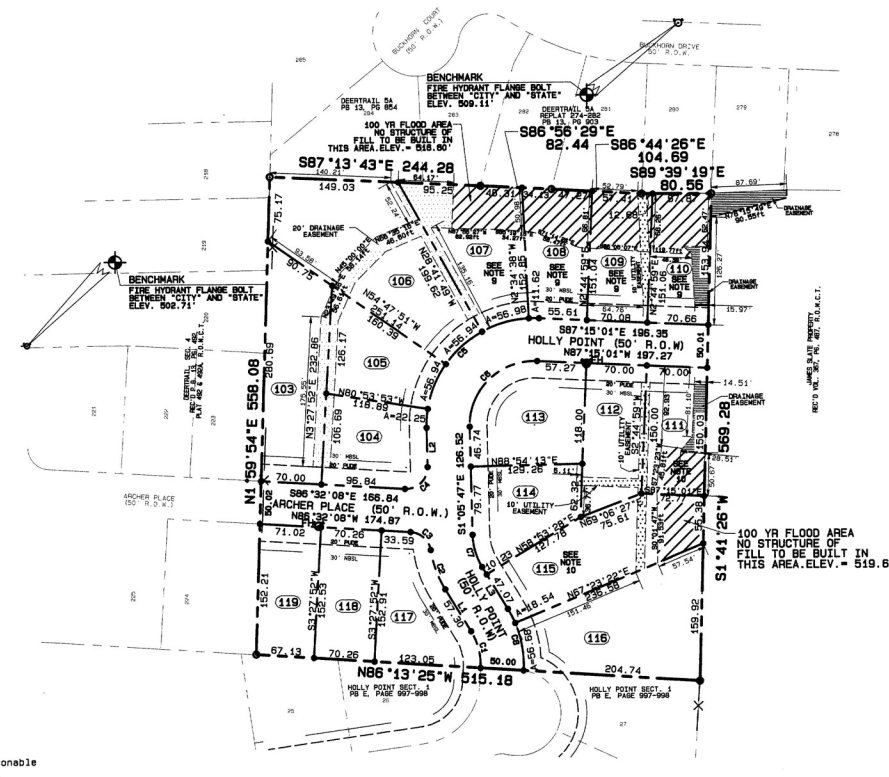
(CLARKSVILLE ORDINANCE 69-2005-04 OPTION)
MONTGOMERY COUNTY, TN

Joyce B. Sawyer, Register
Montgomery County Tennessee
Rec #: 121473 Instrument #: 696892
Reo'd: 15.00 Recorded
State: 0.00 4/25/2006 at 8:19 AM
Clerk: 0.00 in Plat
SDP: 2.00 E
Total: 17.00 Pgs 1183-1183

Rack # E-395



NORTH BASED UPON
HOLLY POINT SECTION 1
REC'D IN PB E, PG 997-998



NOTE: SIDEWALKS AND UNDERGROUND ELECTRIC ARE
REQUIRED FOR THIS DEVELOPMENT.

LEGEND:

- 1/2" New Iron Pin
- 1/2" Iron Pin Found or Old
- Fire Hydrant
- Public Utility Easement
- Minimum Building Setback Line
- Centerline
- Boundary Line

DAY MAINTAINED DRAINAGE EASEMENT

100 YEAR FLOOD AREA

PUBLIC UTILITY & DRAINAGE EASEMENT

P-14741 RS (Holly Point 3) HOLLYPOINT3-FNL.pro
JOB NUMBER: R818744
DRAWN BY: VES CHECKED BY: JAA



D&S & Associates Engineering
330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Tel: 931-547-5555
Fax: 931-547-7135
www.dsanpr.com

Engineers • Surveyors • Planners

NOTARIZATION
STATE OF TENNESSEE, MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY
ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED
THE WITHIN DESCRIBED INSTRUMENT.

NR MY COMMISSION
EXPIRES

NOTARY PUBLIC DATE

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.

NR

OWNER(S) DATE

**CERTIFICATE OF APPROVAL OF ON-SITE
SEWAGE DISPOSAL SYSTEM**

APPROVAL IS HEREBY GIVEN FOR LOTS DEFINED AS
COUNTY, TENNESSEE, AS BEING SUITABLE
FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED
OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION
OF A STRUCTURE, WALKS OR DRIVEWAYS, THE PLAN AND FOR
LEAKS, UNDERGROUND UTILITIES, WATER MAINS, WATER
APPROVED AND A USE SYSTEM PERMIT ISSUED BY THE
DIVISION OF WATERS AND WASTE CONTROL. WATER MAINS,
WATER LINES, UNDERGROUND UTILITIES, AND DRIVEWAYS
SHALL BE LOCATED AT THE PROPERTY LINES OR
UNLESS OTHERWISE NOTED, ANY CUTTING, FILLING, OR
ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS
APPROVAL.

NR

DEV. OF GROUNDWATER PROTECTION OFFICIAL DATE

NOTARIZATION
STATE OF TENNESSEE, MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY
ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED
THE WITHIN DESCRIBED INSTRUMENT.

Robert Durrett III MY COMMISSION
EXPIRES

NOTARY PUBLIC DATE

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.

Robert Durrett III 4-24-06

OWNER(S) DATE

- NOTES
- All easements shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage, as well as the designated 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 streets setbacks shall be 30 feet minimum.
 - All driveways culverts shall be 10' X 20'.
 - 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 subdivision 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. 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 107 - 110 lie within a flood area. The minimum Finished Floor Elevation (FFE) including basement, heating and cooling units and ductwork shall be a minimum of 517.50 feet. NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
 - FLOOD CERTIFICATE REQUIRED. Lots 114 & 115 lie within a flood area. The minimum Finished Floor Elevation (FFE) including basement, heating and cooling units and ductwork shall be a minimum of 520.50 feet. NO STRUCTURE OR FILL TO BE BUILT IN THIS AREA.
 - THE CITY OF CLARKSVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONALITY OF DETENTION/RETENTION BASINS.
 - THE WATER QUALITY STRUCTURE LOCATED ON LOTS 107 -110. THE AREA UNDER EASEMENT MAY HAVE STANDING WATER AT TIMES.

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 \$20,000 HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

David B. Smith 4/24/06

DAVID B. SMITH DATE

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 \$20,000 HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Robert Durrett III 4/24/06

OWNER-ENGINEER OR UTILITY DIST. OFFICIAL DATE

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 \$20,000 HAS BEEN POSTED.

Robert Durrett III 4/24/06

MONTGOMERY COUNTY BUILDINGS & CODES DEPT. 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.

Robert Durrett III 4/24/06

DIR. CLARK-MONT. CO. REG. PLAN. COMM. DATE

CERTIFICATE OF APPROVAL OF 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.

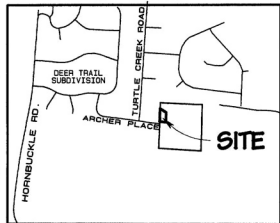
Robert Durrett III 4/24/06

DIR. CLARK-MONT. CO. REG. PLAN. COMM. DATE

**HOLLY POINT SECT. 3 FINAL PLAT
(CLARKSVILLE ORDINANCE 69-2005-04 OPTION)**

FINAL PLAT 4-2-06	DEED REFERENCE: PORTION OF MAP 63, PARCEL 21.00
DATE	O.V.R. 367, PAGE 47B, R.O.M.C.T.
TOTAL ACRES 6.634/-	TOTAL LOTS 17
ACRES NEW ROAD .98+/-	MILES NEW ROAD .17+/-
OWNER ROBERT DURRETT	CIVIL DISTRICT 11TH

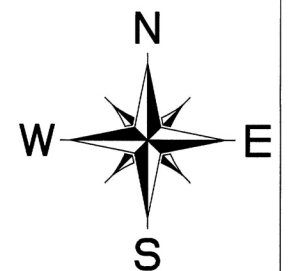
SCALE: 1"=100'



VICINITY MAP
NOT TO SCALE

HOLLY POINT SECTION 3 REPLAT OF LOT 103

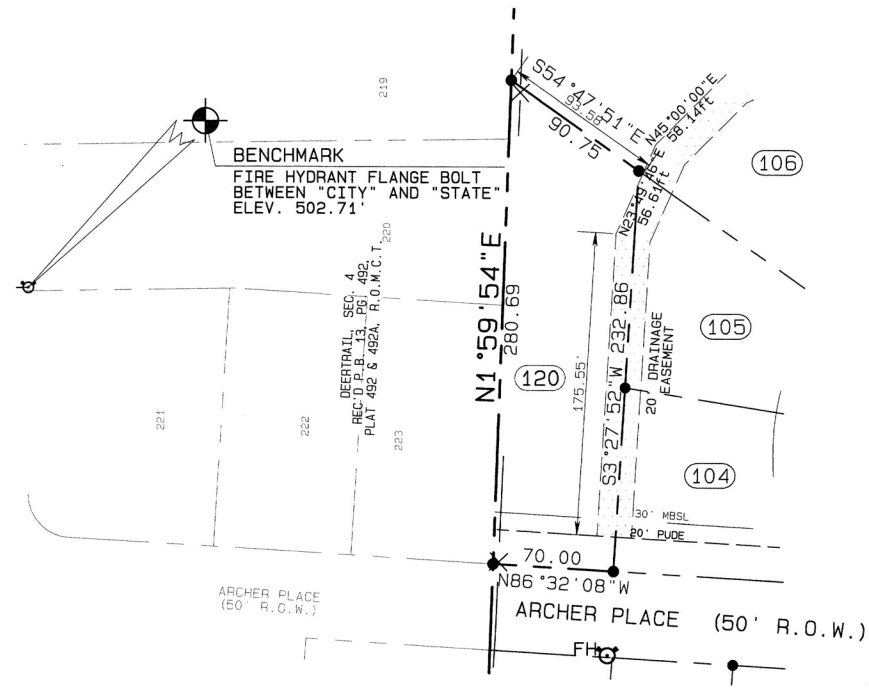
MONTGOMERY COUNTY, TN



NORTH BASED UPON
HOLLY POINT SECTION 1
REC'D IN PB E, PG 997-998

REASON FOR REPLAT:
RENUMBER LOT 103

- 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 streets setbacks shall be 30 feet minimum.
 - 5) All driveways culverts shall be a minimum of 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 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.
 - 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 openings restricted by debris. 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.
 - 9) THE CITY OF CLARKSVILLE HAS ONLY RESPONSIBILITY OF THE FUNCTIONABILITY OF DETENTION/ RETENTION BASINS.



Connie W. Bell, Register
Montgomery County Tennessee
Rec #: 133488 Instrument #: 719634
Rec'd: 15.00 Recorded
State: 0.00 10/26/2006 at 1:17 PM
Clerk: 0.00 In Plat
SOP: 2.00 F
Total: 17.00 Pgs 302-302

Back #54

Plat
Pg 302

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEM

APPROVAL IS HEREBY GIVEN FOR LOTS DEFINED AS COUNTY, TENNESSEE, AS BEING SUITABLE FOR SURFACE SEWAGE DISPOSAL USED WITH THE LISTED OR ATTACHED RESTRICTIONS, PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A RSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WASTEWATER PROTECTION. WATER TAPS SHALL BE LOCATED AT THE SITE PROPERTY UNLESS OTHERWISE NOTED. ANY CHANGES, ADDITIONS OR ALTERATIONS OF THE BOTH CONDITIONS MAY VOID THIS APPROVAL.

N/A

DIV. OF GROUNDWATER PROTECTION OFFICIAL DATE

NOTARIZATION

STATE OF TENNESSEE, COUNTY OF CLARKSVILLE, COUNTY PERSONALLY APPEARED AND UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TENNESSEE.

THE WITHIN (NAME) (PERSON), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO HAS IDENTIFIED HIMSELF TO ME WITHIN THE STATE OF TENNESSEE, COUNTY OF CLARKSVILLE, COUNTY, HAS REQUESTED THAT I COMMISSION EXPIRES 10/23/06

NOTARY PUBLIC DATE



NOTE: SIDEWALKS AND UNDERGROUND ELECTRIC ARE REQUIRED FOR THIS DEVELOPMENT.

LEGEND:
1/2" Iron Pin
1/2" Iron Pin Found or Old
Fire Hydrant
Public Utility Easement
Minimum Building Setback Line
Centerline
Boundary Line

P: 15741 RS (Holly Point 3) \HOLLYPOINT3-103-rp1.prc
JOB NUMBER: 15741
DRAWN BY: YB

OWNER: ROB DURRETT
P. O. BOX 2308
CLARKSVILLE, TN 37042
PHONE NUMBER: 552-0858

DBS & Associates Engineering
330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Ph # 931-647-5595 Fax # 931-647-7135 www.dbsengr.com
Engineers • Surveyors • Planners

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 BUILDINGS RESTRICTION LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

Robert E. Durrett 10-23-06
OWNER(S) DATE

DAVID B. SMITH
NOTARY PUBLIC
10-23-06

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 *N/A* HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

David B. Smith 10-23-06
SUPER. CITY STREETS OR CO. HWY. SUPER DATE

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 *N/A* HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

David B. Smith 10-23-06
UTILITY DIST. OFFICIAL DATE

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURES OUTSIDE OF THE ROAD RIGHT OF WAYS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY STORM WATER MANAGEMENT RESOLUTION AND THAT A MAINTENANCE BOND OF *N/A* HAS BEEN POSTED.

N/A
MONTGOMERY COUNTY BUILDINGS & CODES DEPT. 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.

David B. Smith 10/26/06
DIR. CLARK-MONT. CO. REG. PLAN. COMM. DATE

**HOLLY POINT SECT. 3
REPLAT OF LOT 103**

FINAL PLAT 10-16-06	DEED REFERENCE: PORTION OF MAP 63, PARCEL 21.00
DATE	O.V.R. 367, PAGE 478, R.O.M.C.T.
TOTAL ACRES 0.43+/-	TOTAL LOTS 1
ACRES NEW ROAD NA	MILES NEW ROAD NA
OWNER ROB DURRETT	CIVIL DISTRICT 11TH

SCALE: 1"=100'