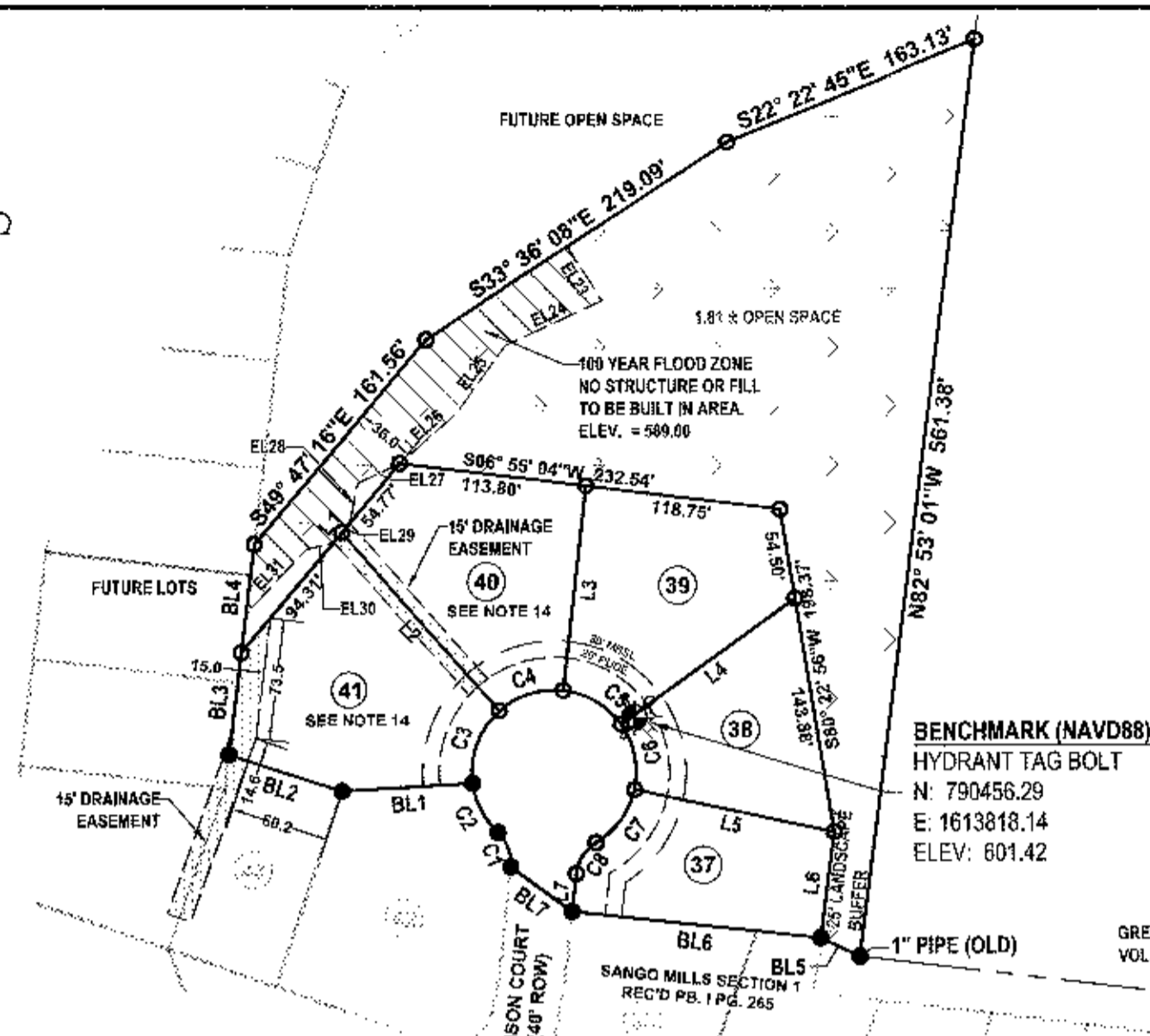
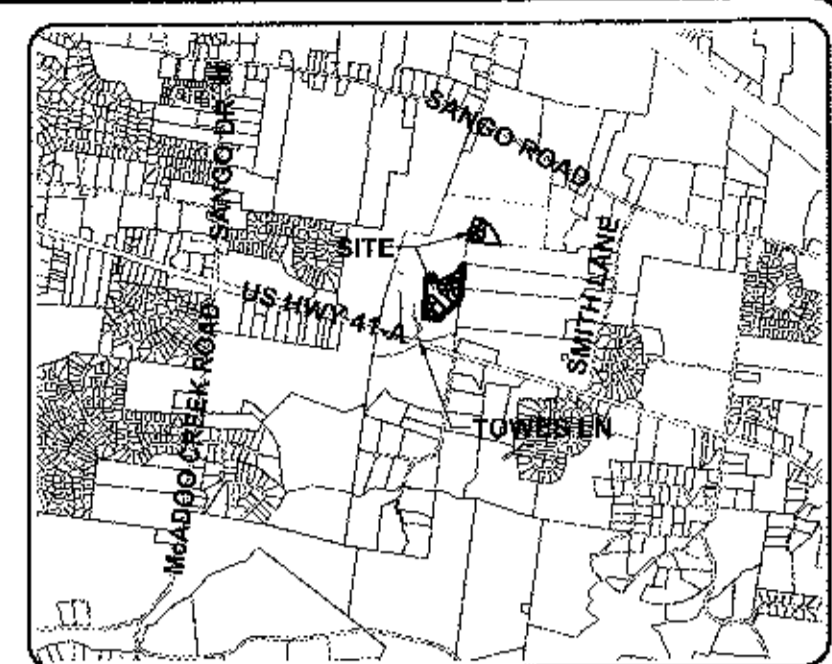


NORTH BASED UPON
TENNESSEE STATE PLANE
COORDINATE SYSTEM
N.A.D./83



Line #	Length	Direction
BL1	79.80	N03° 29' 30"W
BL2	72.21	N18° 04' 04"E
BL3	62.54	S83° 09' 43"E
BL4	65.44	S83° 09' 43"E
BL5	26.19	S25° 43' 09"W
BL6	151.78	N06° 04' 14"E
BL7	46.17	N36° 02' 27"E
BL8	136.46	N06° 48' 21"E
BL9	31.85	N06° 25' 14"E
BL10	60.40	N47° 36' 57"E
BL11	10.51	S04° 30' 35"W
BL12	25.16	N04° 30' 38"E
BL13	4.12	N78° 51' 19"E
BL14	76.19	N03° 01' 25"W
BL15	169.96	N03° 35' 38"E
BL16	70.52	N13° 59' 19"E
BL17	130.00	N66° 20' 29"E
BL18	118.51	S20° 11' 19"E
BL19	43.49	S45° 33' 19"W

- NOTES:**
- All easements shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage as well as for 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 replatted with the approval of the Montgomery County Regional Planning Commission.
 - 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.
 - 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. The flood elevations within the open space vary and lie within a 1% base flood. The minimum finished building pad, heating and cooling units and ductwork including basement shall be 1 foot above flood level and Minimum Finished Floor Elevation shall be 2 feet above flood level. NO STRUCTURE OR FILL TO BE BUILT IN AREA.
 - Owner/Developer is responsible for providing water and sewer services to proposed lots.
 - Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
 - The HOA will own and maintain all open spaces, landscape buffers, sidewalks and the storm drainage structures within the open spaces.
 - All exterior pole lighting shall be shielded from upward illumination.
 - Lots 5, 6, 21, 22, 40 and 41 have storm water control structures or structural BMPs that require Storm Water Maintenance Agreement to be filed with the Montgomery County Register of Deeds and the Montgomery County Building and Codes Department before all or any portion of the property is transferred or conveyed.
 - Lots 3-6 require soil compaction certification for each 12 (twelve) inch lift of fill or the submittal of a soil compaction certification waiver to the Montgomery County Building and Codes Department before building permits will be issued.



VICINITY MAP
(NOT TO SCALE)

SANGO MILLS SECTION 1B (CLUSTER) FINAL PLAT

MONTGOMERY COUNTY,
TENNESSEE
HOA RECORDED IN
ORV 1822 PAGE 1908 ROMCT

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.18	25.00	53.13	N69° 30' 20"E	22.36'
C2	34.62	50.00	39.87	N62° 46' 29"E	33.93'
C3	48.61	50.00	55.70	N89° 31' 57"W	46.71'
C4	41.83	50.00	47.93	N17° 42' 52"W	40.82'
C5	41.82	50.00	47.93	N30° 13' 06"E	40.62'
C6	41.83	50.00	47.93	N78° 09' 06"E	40.62'
C7	41.08	50.00	47.07	S54° 20' 38"E	39.93'
C8	23.18	25.00	53.14	S57° 22' 13"E	22.37'
C9	56.47	133.58	24.22	S13° 12' 07"E	56.05'
C10	23.18	25.00	53.13	S27° 39' 22"E	22.36'
C11	55.71	50.00	63.84	S22° 18' 12"E	52.87'
C12	41.83	50.00	47.94	S33° 35' 03"W	40.62'
C13	41.83	50.00	47.94	S81° 31' 23"W	40.63'
C14	41.83	50.00	47.94	N50° 32' 16"W	40.63'
C15	41.83	50.00	47.94	N02° 38' 01"W	40.62'
C16	26.77	50.00	30.67	N36° 42' 13"E	26.45'
C17	23.18	25.00	53.13	N25° 28' 26"E	22.36'
C18	25.25	93.58	15.46	N08° 49' 14"W	25.17'
C19	23.18	25.00	53.13	S67° 58' 41"W	22.36'
C20	45.46	50.00	52.09	S67° 28' 20"W	43.90'
C21	45.28	50.00	51.89	N60° 35' 27"W	43.78'
C22	46.61	50.00	52.26	N08° 30' 56"W	44.04'
C23	26.18	50.00	30.00	N32° 35' 57"E	25.88'
C24	41.83	50.00	47.94	S71° 35' 07"W	40.62'
C25	45.46	50.00	52.09	N58° 24' 10"W	43.90'
C26	23.18	25.00	53.13	N58° 55' 31"W	22.36'

Line #	Length	Direction
L1	149.09	S49° 47' 16"E
L2	144.49	N48° 18' 38"E
L3	124.40	N83° 45' 02"W
L4	130.01	N35° 48' 42"W
L5	123.89	N12° 07' 39"E
L6	64.73	N82° 55' 22"W
L7	23.06	S83° 55' 46"E
L8	1.39	S01° 05' 28"E
L9	70.00	S01° 05' 28"E
L10	4.81	S01° 05' 28"E
L11	78.20	N01° 05' 28"W
L12	53.80	S51° 16' 07"E
L13	5.00	N85° 29' 25"W
L14	5.00	N85° 29' 25"W
L15	49.27	N42° 23' 03"W
L16	40.00	N47° 36' 57"E

Line #	Length	Direction
EL1	8.98	N04° 30' 35"E
EL2	330.62	N88° 58' 30"E
EL3	12.93	S42° 23' 03"E
EL4	331.72	S86° 58' 30"W
EL5	9.94	N85° 29' 25"W
EL6	359.11	N04° 48' 02"E
EL7	283.62	N45° 10' 41"E
EL8	10.00	S45° 06' 31"E
EL9	279.99	S45° 10' 41"W
EL10	355.39	S04° 48' 02"W
EL11	16.63	N66° 20' 29"E
EL12	64.94	S52° 24' 34"E
EL13	16.88	N73° 15' 07"E
EL14	63.12	N53° 12' 40"W
EL15	33.33	N85° 37' 21"E
EL16	28.88	N79° 05' 56"E
EL17	99.22	S74° 56' 09"E
EL18	85.73	S28° 04' 37"W
EL19	54.61	N47° 04' 14"W
EL20	32.40	N61° 22' 18"W

Line #	Length	Direction
EL21	36.45	N71° 08' 30"W
EL22	37.21	N51° 07' 42"W
EL23	39.36	N57° 36' 49"E
EL24	64.72	S24° 59' 29"E
EL25	49.98	S53° 52' 59"E
EL26	45.99	S41° 28' 28"E
EL27	28.24	S26° 03' 09"E
EL28	24.58	S78° 31' 22"E
EL29	15.15	S49° 47' 16"E
EL30	17.44	S14° 39' 25"E
EL31	52.88	S46° 36' 16"E

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.
MONTGOMERY COUNTY SW/CA BUILDINGS & CODES OFFICIAL
DATE: 7/12/18

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 THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
CITY ENGINEER OR UTILITY DIST. OFFICIAL
DATE: 7-2-18

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.
MONTGOMERY COUNTY REG. PLAK. COMM.
DATE: 7/11/18

FINAL PLAT: SANGO MILLS SECTION 1B (CLUSTER)			
FINAL PLAT	6/29/2018	DEED REFERENCE	MAP 087, PARCEL 23.02 (PORTION OF) O.R.V. 1684, PAGE 487, R.O.M.C.T. ZONE: R-1 (CLUSTER)
TOTAL ACRES	12.13 ±	TOTAL LOTS	18 ZONED R-1 AS OF 1/3/2018
ACRES NEW ROAD	0.70 ±	MILES NEW ROAD	0.09 ±
OWNER	MAGNOLIA DRIVE PARTNERSHIP	CIVIL DISTRICT	10TH, 11TH
SCALE: 1"=100'	0 100 200 Feet		

MCKAY-BURCHETT & COMPANY ENGINEERS
1545 Madison Street Suite LL
Clarksville, TN 37040
Ph # 931-245-3095

NOTARIZATION
STATE OF TENNESSEE, MONTGOMERY COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.
I, THE WITHIN NAMED SUBDIVISOR, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO HAS DECLARED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.
DATE: 7/15/18
DATE: 7/15/18

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 ADAPT 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.
DATE: 7/15/18

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS INSTRUMENT AND ASSOCIATED HEREON IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS RECORDED BY THE CLARKSVILLE MONUMENT RECORDS DEPARTMENT AND THAT THE MONUMENT RECORDS DEPARTMENT HAS REVIEWED AND APPROVED THIS INSTRUMENT.
EDWARD C. BURCHETT, JR.
DATE: 6/29/2018

CERTIFICATE OF APPROVAL OF STREETS / ROADS
I HEREBY CERTIFY THAT ALL STRIPES / 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 THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
SUPER. CITY ENGINEER OR CO. HWY. SUPER
DATE: 7-2-18