

REPLAT OF QUIKTRIP AT ROSSVIEW ROAD LOT 2

SUPERCEDES PLAT BOOK M, PAGE 127
QUIKTRIP AT ROSSVIEW ROAD - LOT 2

PARCEL ID: 057 01603 6057
3 LOT SUBDIVISION
OWNERS ASSOCIATION RECORDED IN ORV. 2110, PAGE 939-951

Line #	Length	Direction
L1	175.24	S13° 51' 25"E
L2	20.54	S15° 58' 36"E
L3	152.41	N81° 09' 48"E
L4	100.87	N80° 19' 56"W
L8	48.56	S81° 09' 48"W
L10	162.98	S10° 25' 23"W
L23	258.27	N00° 43' 48"E
L24	133.39	S81° 09' 48"W
L25	281.33	S00° 43' 48"W
L26	23.67	S80° 19' 56"E
L28	77.40	N85° 33' 29"E
L29	52.68	N85° 33' 29"E
L30	174.10	N68° 32' 51"E

Curve #	Delta	Radius	Length	Chord Bearing	Chord
C1	082° 24' 16"	25.00'	35.98'	S27° 20' 43"W	32.94'
C2	082° 51' 36"	25.00'	36.15'	S57° 24' 24"E	33.09'
C12	070° 44' 25"	55.00'	67.91'	S45° 47' 36"W	63.67'
C13	090° 45' 19"	25.00'	39.60'	S34° 57' 16"E	35.59'
C19	002° 30' 38"	715.44'	31.35'	S81° 35' 15"E	31.35'

EXISTING PARCEL DATA:

OWNER: QUIKTRIP CORPORATION
PIN: 057 01603 6057
DB. 2040, PG. 745
DB. 2110, PG. 939
PB. M, PG. 127
ZONE: C-4
AREA: 116,272 S.F. OR 2.669± ACRES

LEGEND

- EXISTING PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- NEW HYDRANT
- ⊙ EXISTING HYDRANT
- Ipinf IRON PIN-5/8" REBAR FOUND
- Monf CONCRETE MONUMENT FOUND
- Ipins 5/8" REBAR NEW

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISIONS PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF CLARKSVILLE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: July 6, 2023
SECRETARY, PLANNING COMMISSION

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 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.

DATE: 7-5-23
DIRECTOR, CITY STREETS OR COUNTY HIGHWAY SUPERINTENDENT

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE WATER AND SEWER LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY/UTILITY DISTRICT SPECIFICATIONS OR THAT 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.

DATE: 7-6-23
CITY-UTILITY ENGINEER OR UTILITY DISTRICT OFFICIAL

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

DATE: 5/22/2023
NICHOLAS L. MANSFIELD R.L.S. #2991

CERTIFICATE OF OWNERSHIP AND DEDICATION

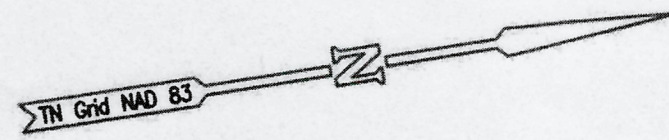
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1290, PAGE 505, MONTGOMERY COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: May 31, 2023
OWNER: Larry Dickerson Director of Real Estate Dispositions

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

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

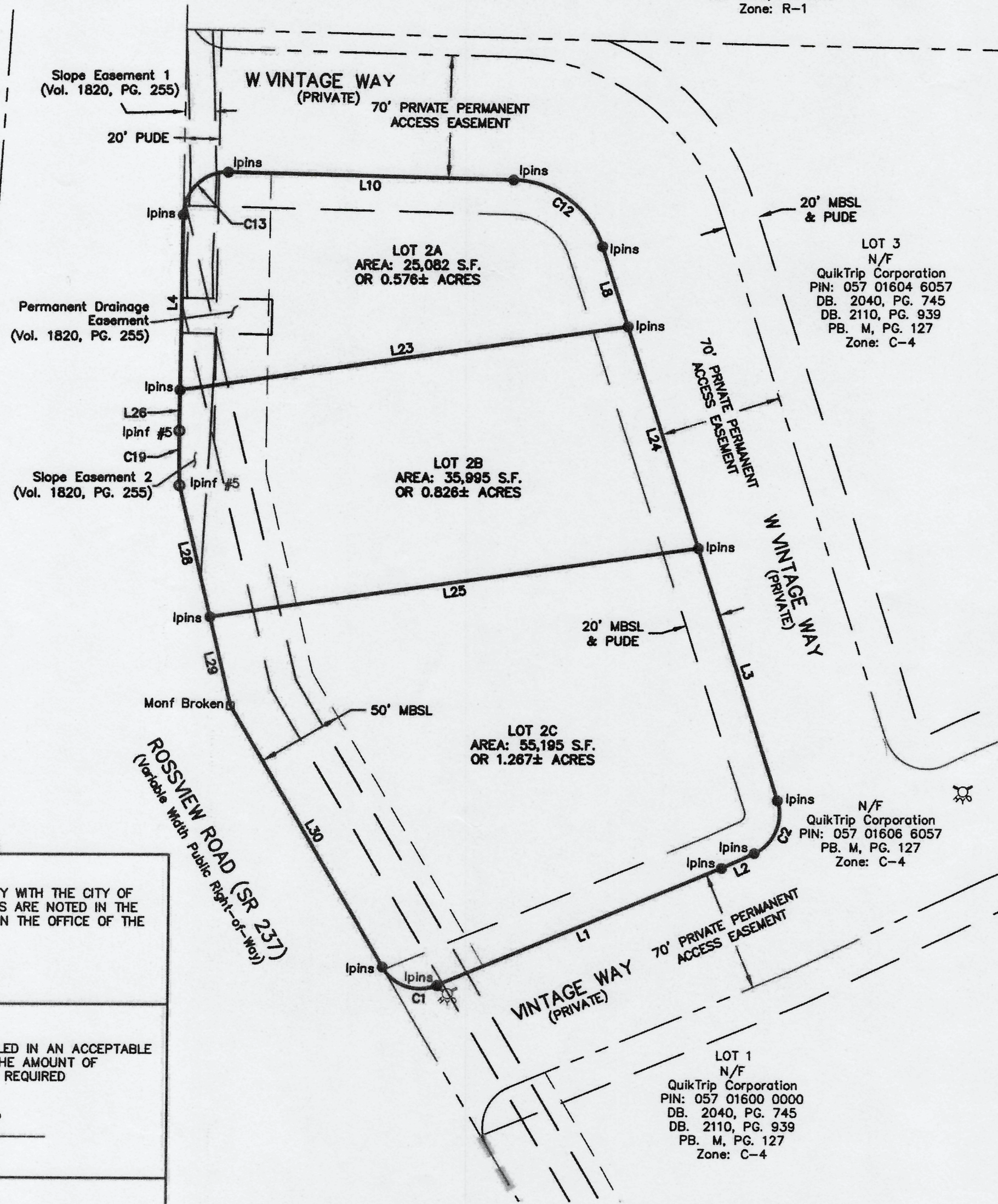
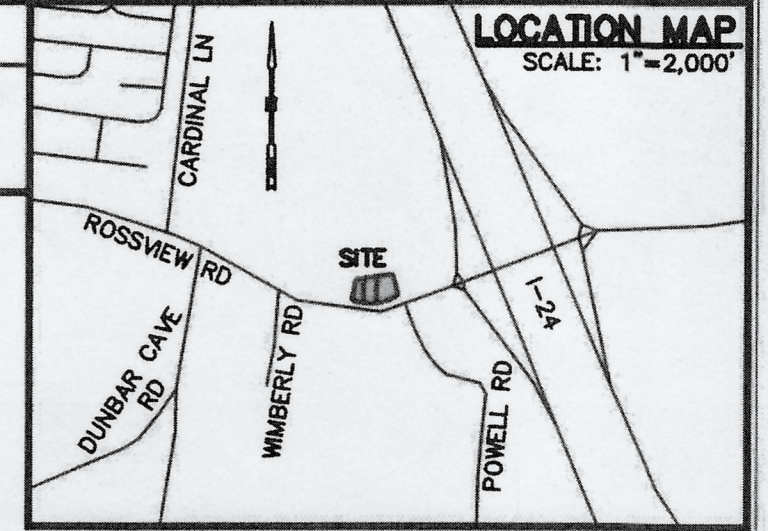
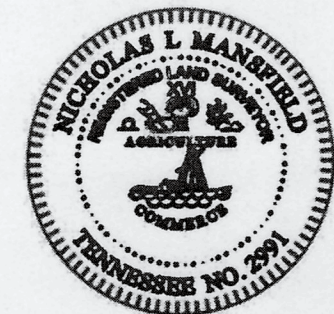
DATE: 5-31-23
NOTARY PUBLIC: DeAnna Popp My Appt. Exp. 8-07-25



N/F
Tanner Properties, GP.
PIN: 057 01602 000
DB. 1872, PG. 1516
Zone: R-1

FLOOD INFORMATION

FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
PER FEMA MAP NO. 47125C0242D
EFFECTIVE DATE: MARCH 18, 2008



NOTES:

- NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON TN GRID NAD 83 ESTABLISHED BY STATIC GPS OBSERVATION AND OPUS SOLUTION.
- ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY STATIC GPS OBSERVATION AND OPUS SOLUTION.
- THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TENNESSEE.
- THE AREA WAS DETERMINED BY DMD METHOD.
- ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
- THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #47125C0242D; EFFECTIVE MARCH 18, 2008.
- ZONING PROVIDED BY THE CITY OF CLARKSVILLE TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- TOTAL AREA = 116,272 S.F. = 2.669± ACRES
- ALL PARCELS TO HAVE ACCESS OFF OF INTERNAL PRIVATE ACCESS EASEMENT ONLY.
- ROADWAY AND DRAINAGE MAINTENANCE SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF CLARKSVILLE.
- NO ADDITIONAL DRIVEWAY ACCESS TO ROSSVIEW ROAD SHALL BE ALLOWED.
- SIDEWALKS AND UNDERGROUND UTILITIES SHALL BE REQUIRED.
- THE CITY OF CLARKSVILLE SHALL NOT BE RESPONSIBLE FOR THE INSPECTION AND/OR MAINTENANCE OF THE STORM SEWER STRUCTURES, THE PERMANENT EASEMENT AND/OR PEDESTRIAN WAYS AND THEIR IMPROVEMENTS.
- STORM WATER MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CITY OF CLARKSVILLE STORM WATER MANAGEMENT MANUAL.
- THE ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM SEWER STRUCTURES, THE PERMANENT EASEMENT AND/OR PEDESTRIAN WAYS AND THEIR IMPROVEMENTS.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF WATER AND SEWER SERVICE LINES FOR EACH LOT.
- ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER, AND SURFACE DRAINAGE, AS WELL AS THE DESIGNED USE.
- 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.
- SEWER BY FORCE MAIN ONLY.

Julie C. Runyon, Register Montgomery County Tennessee	
Rec #: 591117	Instrument #: 1429058
Rec'd: 15.00	Recorded
State: 0.00	7/7/2023 at 11:46 AM
Clerk: 0.00	in Plat
Other: 2.00	N
Total: 17.00	PGS 84-84

DUPLICATE

REASON FOR REPLAT - TO SUBDIVIDE LOT 2 INTO 3 LOTS (2A, 2B & 2C)

THIS IS TO CERTIFY THAT I AM A DULY QUALIFIED ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE, LICENSE # _____
IT IS TO FURTHER CERTIFY THAT THE ROADS AND SIDEWALKS IN THE PROPOSED DEVELOPMENT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY OF CLARKSVILLE STREET SPECIFICATIONS, CITY OF CLARKSVILLE SIDEWALK ORDINANCE ROAD SPECIFICATIONS AND APPROVED PLANS.

SIGNATURE: N/A DATE: _____ SEAL: _____

PREPARED FOR: QUIKTRIP CORPORATION
480 VINTAGE WAY
CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE

NLM	NLM	- SURVEY MATTERS -	20-026 PROJECT NO.
DRAWN	CHECKED		
SCALE	1" = 60'	LAND SURVEYING SERVICES 107 Hillcrest Avenue Simpsonville, South Carolina 29681 (864) 451-0176 nick@survey-matters.com	1 OF 1 SHEET NO.
DATE	5/22/2023		