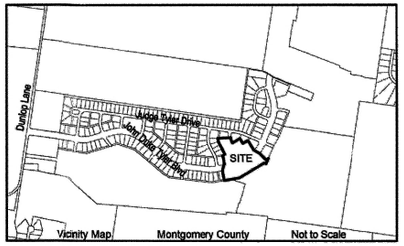

LINE	BEARING	DISTANCE
L1	N 79°40'10" E	10.00'
L2	S 79°40'10" W	10.00'
L3	N 54°05'48" E	46.33'
L4	N 89°56'50" E	20.21'
L5	N 58°31'50" E	81.60'
L6	S 49°13'19" E	21.00'
L7	N 53°52'34" E	41.70'
L8	N 66°58'28" W	19.86'
L9	N 79°40'10" E	43.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	87.53'	86.67'	S 17°32'17" E	27°51'42"
C2	347.50'	82.87'	82.68'	N 51°42'11" E	13°39'51"
C3	570.00'	210.30'	209.11'	N 69°06'00" E	21°08'20"
C4	480.00'	175.64'	174.66'	S 69°11'13" W	20°57'54"
C5	25.00'	39.39'	35.41'	S 13°37'03" W	90°10'26"
C6	220.00'	106.98'	105.93'	S 17°32'17" E	27°51'42"
C7	25.00'	39.27'	35.36'	N 76°28'10" W	90°00'00"
C8	252.50'	32.01'	31.99'	S 54°53'55" W	7°15'51"
C9	25.00'	23.78'	22.89'	S 85°46'41" W	54°29'26"

LEGEND

- M.B.S.L. — Minimum Building Setback Line
- P.U.D.E. — Public Utility and Drainage Easement
- Boundary Line
- Property Line
- Right of Way Line
- Stream Buffer
- Iron Pin
- Curve Point
- Conc. Monument
- Fire Hydrant
- Owner Maintained Easement

Final Plat [redacted],

HICKORY WILD SECTION 2D

(CLUSTER)

Montgomery County, TN

NOTES:

1. All easements and open space shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage, as well as the designated 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 take precedence over scale.
4. All front and side street setbacks shall be as shown.
5. All lot corners are iron pins (new), unless noted otherwise.
6. 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 owner.
7. Owner/Developer to provide water and sewer services to each lot.
8. Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.

CLUSTER NOTES:

1. The HOA will own and maintain all Open Space, Alleys and Sidewalks.
2. Sidewalks will be built to ADA standards.
3. HOA Recorded in ORV 1291, Page 134 ROMCT.
4. The HOA will maintain storm drainage structures within the open spaces.

Owner Information:
Singletary Construction LLC
127 Center Pointe Drive
Clarksville, TN 37040

TN STATE PLANE (NAD 83)

Map 39, Parcel 16.05
Property Recorded in
Volume 1795, Page 2716
R. O. Montgomery County
Clarksville, Tennessee
1st Civil District

Connie E. Gunnett, Register
Montgomery County Tennessee
Rec #: 420285 Instrument #: 1102745
Rec'd: 15.00 Recorded
State: 0.00 10/3/2018 at 10:09 AM
Clerk: 0.00 in Plat
Other: 10002.00 J
Total: 10017.00 Pgs 144-144

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY Rick Hollis THE WITHIN NAMED BARGAINOR(S) WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

10/2/2018 DATE — 6/14/2022 MY COMMISSION EXPIRES

MARK D. BOLES, SR. TENNESSEE NOTARY PUBLIC My Comm Exp. 6/14/2022 COUNTY OF MONTGOMERY

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

Rick Hollis 10.2.18
HOA REPRESENTATIVE DATE

NOTARIZATION

STATE OF TENNESSEE, MONTGOMERY COUNTY

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY Bert Singletary, Member THE WITHIN NAMED BARGAINOR(S) WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

9/19/2022 DATE — 6/14/2022 MY COMMISSION EXPIRES

MARK D. BOLES, SR. TENNESSEE NOTARY PUBLIC My Comm Exp. 6/14/2022 COUNTY OF MONTGOMERY

JAMES V. WEAKLEY REGISTERED LAND SURVEYOR TENNESSEE NO. 1880

WEAKLEY BROTHERS
ENGINEERING
(931) 648-9445
108 CENTER POINTE DRIVE
CLARKSVILLE, TN 37040

Box J

Date: 7-2-18
Job No.: 18-261
Dwg.No:18261.dwg

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

Singletary Construction, LLC
Bert Singletary Member 9/19/18
OWNER(S) DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CLARKSVILLE MONTGOMERY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

9/17/18
REGISTERED SURVEYOR DATE

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.

9-24-18
SUPER. CITY STREETS OR CO. HWY. SUPER. DATE

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER AND SEWER LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING CITY/UTILITY DISTRICT SPECIFICATIONS OR THAT A CASH BOND, IRREVOCABLE LETTER OF CREDIT OR A SURETY BOND IN AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

9/25/18
CITY ENGINEER OR UTILITY DIST. OFFICIAL DATE

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

I hereby certify that no conditions contrary to the Montgomery County Storm Water/Building and Codes Regulations are known to exist.

OR

~~I~~ I hereby certify that all drainage structures outside the road right-of-way have been installed in an acceptable manner and according to the County Storm Water Management Regulation requirements and that all bond(s) have been posted.

9/26/18
Mont. County SWC Bldg & Codes 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 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.

10/3/18
DIR. CLARK/MONT. CO. REG. PLAN. COMM. DATE

HICKORY WILD SECTION 2D

FINAL PLAT DATE: 7-2-18

TOTAL ACRES 6.69 — TOTAL LOTS 20
ACRES NEW ROAD 1.56 — MILES NEW ROAD 0.22
OWNER See Above — CURRENT ZONING R-1

SCALE: 1"= 100'

100 0 100 200