

Julie C. Runyon, Register
Montgomery County, Tennessee
Rec #: 611340
Rev #: 1.00
State: 0.00
Clark: 0.00
Other: 21092.00
Total: 21017.00

PGS 64-64

Sandra N. Morgan Property
Volume 1716, Page 62

United States of America Property
Ft. Campbell Military Reservation

Remaining Portion of
Roy J. Doolen Property
Volume 606, Page 1016

5.01 ACRES
Remaining Portion of
Reda Homebuilders, Inc. Property
Volume 1764, Page 1731

Deer Hollow Estates, Section 1 (Replat)
Plat Book G, Page 186

Area	Acres	Sq. Feet
53	0.19	8153.67
54	0.23	9970.13
55	0.24	10319.85
56	0.20	8547.57
57	0.28	12000.00
58	0.48	20861.78
59	0.23	10015.53
60	0.22	9455.89
61	0.20	8838.70
62	0.26	10966.61
63	0.23	9998.49
64	0.22	9443.42
65	0.21	9088.08
66	0.21	9252.26
67	0.22	9416.43
68	0.22	9580.60
69	0.22	9751.80
70	0.23	10034.96
71	0.24	10355.97
72	0.23	10028.09
73	0.26	11559.90
74	0.37	16207.09
75	0.29	12626.99
76	0.26	11240.09
77	0.21	9019.54
78	0.20	8626.06
79	0.20	8500.00
80	0.20	8500.00
81	0.20	8500.00
82	0.20	8500.00
83	0.20	8500.00
84	0.20	8671.43
85	0.24	10476.04
86	0.30	13183.23
87	0.28	12235.65
88	0.29	12620.92
89	0.33	14208.52
90	0.32	8511.27
91	0.19	8448.53
92	1.54	67070.70
93	1.50	65489.73
94	1.67	72898.52

Open Space
0.07 ACRES

Dewberry Drive

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Sycamore Hill Drive

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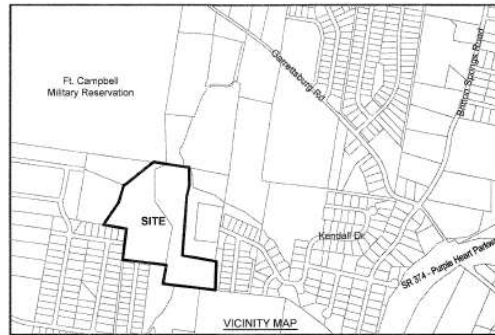
Open Space
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NOTES:

- 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.
- 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 take precedence over scale.
- All front and side street setbacks shall be as shown.
- All lot corners are iron pins (new), unless noted otherwise.
- 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 owner.
- Owner/Developer to provide water and sewer services to each lot.
- Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
- This property is located in proximity of the Ft. Campbell Military Installation and may be subjected to increased noise levels resulting from the overflight of both fixed-wing and rotary-wing aircraft, the movement of vehicles, the firing of small and large caliber weapons, and other accepted and customary military training activities.
- Section 3 is comprised of Lots 102-104 and is zoned AG. Section 2 (Cluster) is comprised of Lots 1-39 and is zoned R-1.
- BZA has approved a variance allowing for cluster development. See BZA-15-2021.
- A landscape buffer is required in the open space adjacent to lots 63-66, 84-85, 90 & 101.
- 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 Montgomery County Building Commissioner.

CLUSTER NOTES:

- The HOA will own and maintain all open space.
- Sidewalks will be built to ADA standards.
- HOA Recorded in ORV Page ROMCT.
- The HOA will maintain storm drainage structure within the open spaces.
- This excludes all storm structures receiving public storm water.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 38°03'27" E	80°59'59"
C2	25.00'	39.27'	35.36'	N 51°56'33" E	90°00'00"
C3	220.00'	355.69'	316.19'	S 50°37'33" W	92°38'01"
C4	25.00'	23.18'	22.36'	N 30°32'26" E	53°07'48"
C5	50.00'	249.81'	69.00'	S 85°41'28" E	289°10'37"
C6	25.00'	23.18'	22.36'	S 27°19'22" E	53°07'48"
C7	180.00'	291.02'	260.34'	S 50°37'33" W	92°38'01"
C8	25.00'	39.27'	35.36'	N 38°03'27" W	90°00'00"
C9	520.00'	174.25'	173.43'	N 02°39'26" W	19°11'57"
C10	30.00'	25.23'	24.49'	N 11°50'17" E	48°11'23"
C11	45.00'	217.67'	69.00'	S 77°44'38" W	278°22'46"
C12	25.00'	23.18'	22.36'	S 85°41'28" E	48°11'23"
C13	480.00'	160.84'	160.09'	S 02°39'26" E	19°11'57"
C14	25.00'	39.27'	35.36'	S 51°56'33" W	90°00'00"



Hand Estates Section 4
Plat Book K, Page 269

TN STATE PLANE (NAD 83)
Portion of Map 29, Parcel 2.00 & 7.02
Property Recorded in
Volume 1764, Page 1731
Volume 2075, Page 1427
R. O. Montgomery County
Clarksville, Tennessee
3rd Civil District

Final Plat of:
SYCAMORE HILL SECTION 2
(CLUSTER)
AND
SYCAMORE HILL SECTION 3

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

Owner Information:
Reda Home Builders
1326 Garnettburg Road
Woodlawn, TN 37191

Job No. 19-690
Dwg No. 19690.dwg JC