



City of Clarksville

Transit, Street & Garage Committee

August 11, 2026 at 3:30 PM

City Hall, 4th Floor, Large
Conference Room

Please silence all cell phones.

AGENDA

1. **Call to Order**
2. **Attendance**
3. **Approval of Minutes: July Meeting**
4. **Department Reports**

a) Transit Report - Mike Ringgenberg

CTS had 39,926 riders on Fixed route buses in July, including: 9,168 Senior riders who rode for free. CTS had 4,339 riders on Paratransit buses, for a total of 44,265 riders for the month of July 2026.

In FY2026 CTS transported 532,925 riders, this was an increase of 17,103 riders.

-Fixed Routes increased by 11,442 riders or 2%.

-Paratransit increased by 5,551 riders or 11%

As of June the year-to-date (YTD) revenues were underbudget \$10,155.78. The YTD operating expenses were under budget \$401,831.27. The combined net YTD under budget was \$391,764.16.

b) Street Report

Department Report - Orville Sykes

We completed 376 work orders in July.

Capital Project Update - David Smith

c) Garage Report

Department Report - Bill Lee

The total number of work orders for July was 353. The total number of work order hours was 749.5. Total parts cost was \$42,056.85. Total tire cost was \$11,216.30. At last delivery on 7-28-26 unleaded was \$3.47 per gallon, an increase of 9.5% from \$3.17 on 6-23-26. At last delivery on 7-22-26 diesel was \$4.10 per gallon, an increase of 25% from \$3.28 on 6-25-26.

5. **Committee Action Required**

6. City Council Action

Ordinance 07-2026-27 - NATCO Ordinance

Ordinance 08-2026-27 - Jordan Rd/Eva Rd Easement Eminent Domain Ordinance

Ordinance 09-2026-27 - Drainage Ordinance Update

Ordinance 10-2026-27 - Sidewalk Amendment

7. Old Business

8. New Business

9. Public Comment

(allows 3 persons; 5 minutes each)

10. Adjournment



Transportation, Streets, Garage Committee

Transportation Committee Meeting Minutes

Tuesday, July 14th at 3:30 pm
City Hall, 4th Floor, Large Conference Room

CALL TO ORDER:

June 9, 2026 at 3:30 p.m...Transportation, Street & Garage Committee (TSG) meeting was called to order by Chairperson Wanda Smith. The members in attendance were Jimmy Brown and Carlos Peters.

Staff present:

Transit

Michael Ringgenberg, Director

Street

David Smith, Director

Orville Sykes, Equipment Operations Manager

Bonny Blyzes, Administrative Support Supervisor

Garage

None present

Internal Audit

Stephanie Fox

Chair Smith entertained a motion to adopt the minutes as printed. The motion was made by Brown seconded by Peters. All were in favor and none opposed.

TRANSPORTATION

Departmental Report - Mike Ringgenberg

CTS transported 38,507 riders on Fixed Route buses in June including 9,091 Senior riders that rode for free. CTS transported 4,562 riders on Paratransit buses for a total of 43,069 riders for the month of June 2026.

As of April the year-to-date (YTD) revenues were underbudget \$1,242.45. The YTD operating expenses were under budget \$188,162.47. The combined net YTD under budget was \$186,920.02.

COMMITTEE ACTION REQUIRED:

No action required

STREET DEPARTMENT

Departmental Report:

DEPARTMENTAL REPORT - David Smith

We closed 323 work orders in the month of June.

Capital Project Update - David Smith

The Tylertown project has been split into two phases due to funding limitations and unforeseen poor soil conditions that require extensive excavation. Spring Creek Parkway improvements and the Tylertown project are both expected to conclude by next summer. The new signal at Henry Place is operational and intended to provide relief to the residents in that area.

Committee Action Required:

No action required

CITY COUNCIL ACTION REQUIRED:

GARAGE DEPARTMENT

Departmental Report: Orville Sykes

CITY GARAGE REPORT:

The total number of work orders for June was 443. The total number of work order hours was 958.15. Total parts cost was \$177,559.78. Total tire cost was \$19,425.

COMMITTEE ACTION REQUIRED:

No action required

CITY COUNCIL ACTION REQUIRED:

No action required

NEW BUSINESS:

None

OLD BUSINESS:

None

PUBLIC COMMENTS:

None

Adjournment:

A motion to adjourn was entertained by Chairperson Smith, moved by Brown and seconded by Peters. The meeting was adjourned without objection at 3:41 pm.

Chairperson

Date

TRANSPORTATION
DEPARTMENT



Date: 08/03/2026

To: Councilman Smith, TSG Chairman

From: Mike Ringgenberg, Director

TRANSPORTATION COMMITTEE CHAIRPERSON'S REPORT
(for the August 6, 2026 Council Meeting)

CTS transported 39,926 riders on Fixed Route buses in July, including: 9,168 Seniors who rode for free.

CTS transported 4,339 riders on Paratransit vehicles, for a total of 44,265 riders for the month of July 2026.

In FY2026 CTS transported 532,925 riders, this was an increase of 17,103 riders over FY2025.

-Fixed Routes increased ridership by 11,442 or 2%

-Paratransit increased ridership by 5,551 or 11%



STREET DEPARTMENT



Street Department Report

Capital Project Update:

Tylertown: Work should resume in August, with full mobilization in September.

Spring Creek Parkway: On schedule to complete next summer.

**TSG Committee Meeting
City Garage Monthly Report
July 2026**

Total number of citywide work orders: 353

Total number of mechanic/work order hours: 749.5

Total parts cost for all city vehicles \$42,056.85

Total tire cost for all city vehicles: \$11,216.30

Total AIMS device cost: \$4,643.32

Total labor billed to Gas and Water for vehicle repairs: \$0

Outside body shop work: \$0

City Employee Fuel Usage Costs

Gas and diesel total costs by employees at onsite fuel pumps:	Unleaded: \$128,182.44
	Diesel: \$37,609.25
	Total: \$165,791.69

Gas and diesel total gallons purchased by employees at onsite fuel pumps:	Unleaded: 38,369.68
	Diesel: 10,479.50
	Total: 48,849.18

Gas and diesel total costs by employees at offsite fuel pumps:	Unleaded: \$42,928.61
	Diesel: \$49,180.14
	Total: \$92,108.75

Gas and diesel total gallons purchased by employees at offsite fuel pumps:	Unleaded: 12,638.86
	Diesel: 10,927.54
	Total: 23,566.40

Fuel purchases made by City Garage for onsite fuel pumps

Garage: Unleaded total cost: \$104,449.37	Unleaded total gallons: 31,448
Diesel total cost: \$30,006.76	Diesel total gallons: 7,907

Outlaw Field: Unleaded total cost: \$54,258.79	Unleaded total gallons: 15,863
Diesel total cost: \$0	Diesel total gallons: 0

Fuel cost unleaded: \$3.47 per gallon at last delivery 7-28-26, an INCREASE of 9.5% from \$3.17 on 6-23-26

Fuel cost diesel: \$4.10 per gallon at last delivery 7-22-26, an INCREASE of 25% from \$3.28 on 6-25-26

City Garage vehicle repair totals: \$347.67

City Garage vehicle fuel usage totals: 59.54 gallons, total fuel cost \$201.34

Bill Lee, Fleet Manager

AN ORDINANCE AMENDING THE CITY OF CLARKSVILLE OFFICIAL CODE TITLE 12 BY ADDING A CHAPTER 13 SAFE AND PRODUCTIVE DESIGN OF STREETS, PUBLIC WAYS, AND PUBLIC PLACES, ADOPTION OF CERTAIN DESIGN GUIDANCE

WHEREAS, the City of Clarksville is committed to enhancing walkability, pedestrian safety, improved bicycle accommodations, traffic calming, and multimodal transportation options as means of improving street safety, public health, and quality of life for residents and visitors;

WHEREAS, the City of Clarksville has adopted the CMC Greenway, Blueway & Bicycle Master Plan, which supports the expansion of safe and connected bicycle and pedestrian facilities throughout the City;

WHEREAS, street design directly affects traffic speeds, crash severity, accessibility for people of all ages and abilities, economic vitality, and overall quality of life;

WHEREAS, the Mayor's Transportation 2020+ master plan emphasizes safer and more efficient streets, sidewalks, intersections, and accommodations for all users;

WHEREAS, the City of Clarksville's Safe Streets and Roads for All (SS4A) Safety Action Plan focuses on significantly reducing or eliminating roadway fatalities and serious injuries through improvements focused on all users, including pedestrians, bicyclists, transit riders, and motorists;

WHEREAS, the City of Clarksville has adopted the Clarksville-Montgomery County Comprehensive Plan;

WHEREAS, the City of Clarksville supports the principles of Complete Streets, designing roadways that enable safe and convenient access for all roadway users of all ages and abilities;

WHEREAS, the National Association of City Transportation Officials (NACTO) and Global Designing Cities Initiative (GDCI) are nationally and internationally recognized organizations whose guidance reflects proven best practices developed and implemented by leading cities;

WHEREAS, the NACTO Urban Street Design Guide, Bikeway Design Guide, and Transit Street Design Guide provide flexible multimodal design guidance that improves safety, mobility, transit performance, and economic activity in urban and urbanizing environments;

WHEREAS, The Global Designing Cities Initiative "Designing Streets for kids" Guide provides evidence-based guidance to improve street safety and accessibility for children and caregivers, particularly around schools, parks, neighborhoods, and community destinations;

WHEREAS, the U.S. Department of Transportation (USDOT) Federal Highway Administration (FHWA) have recognized the NACTO and GDCI design guides as acceptable resources for planning and design of multimodal transportation facilities; and

WHEREAS, the Tennessee Department of Transportation has endorsed the NACTO Urban Street Design Guide, and Bikeway Design Guide;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clarksville, Tennessee, as follows:

Ordinance Section 1. Title 12 of the City of Clarksville official Code, entitled “Streets and Other Public Ways and Places,” is hereby amended by adding a new Chapter 13 “SAFE AND PRODUCTIVE DESIGN OF STREETS, PUBLIC WAYS, AND PUBLIC PLACES” and adding the following Sections within stated Chapter 13:

Section 12-1301 Purpose and Intent.

The purpose of this Chapter is to provide for design guidance, standardization, and coordination regarding Streets, Roads, Public Ways, Other Ways Adjoining Public Ways, Public Places, associated infrastructure, associated appurtenances, and land use within the City of Clarksville. Design guidance, standardization, and coordination is necessary to provide for a high-quality, interconnected, and consistent means for residents to safely enjoy the City of Clarksville, encourage commerce, and protect agriculture from sprawling development.

Section 12-1302 Reserved.

Reserved.

Section 12-1303 Definitions.

Design, Coordination: Effort focused on the iterative and collaborative process of integrating interrelated complexities between various segmented design standards.

Design, Standardization: Effort focused on the process of creating uniform, reusable, predictable, and consistent rules, expectations, and standards.

Design Guide, Advisory: Design Guides whose use is an advisory source of context and engineering judgment to supplement mandatory design guides.

Design Guide, Official: Design Guide whose use is mandatory in developing Design Standards and other efforts.

Design Standard: Detailed and often technical implementation of various Design Guides,

professional judgment, and principles.

Section 12-1304 through Section 12-1309 Reserved.

Reserved.

Section 12-1310, Adoption of Multimodal Transportation, and Child-Focused Design Guidance.

(a) **Purpose and Intent.** The purpose of this section is to adopt modern context-sensitive design guidance for all streets, roads, sidewalks, bikeways, other public ways, public places, public amenities, vegetation in the public ways, and related infrastructure within Clarksville, including infrastructure constructed by independent entities for the purposes of incorporation into, and attaching to, the transportation network.

Adoption of this design guidance is to improve public safety, economic productivity, financial resilience, traffic congestion, accessibility, and mobility for the purpose of serving all users including pedestrians, bicyclists, motorists, transit users, freight, emergency services, children, older adults, and persons of all ages and abilities.

(b) **Adoption of Official Design Guides.** The adopted design guides shall be used by City departments, boards, commissions, consultants, and contractors for all relevant purposes regarding the standardization, reviewing, planning, scoping, design, construction, reconstruction, repaving, and retrofit of Streets, Other Public Ways, Public Places, associated infrastructure, and land use. City departments shall update their policies, rules, and regulations to be congruent with the adopted official design guidance. The following design guides, including all official supplements and appendices, are hereby adopted as official design guidance for the City of Clarksville:

1. NACTO Urban Street Design Guide;
2. NACTO Urban Bikeway Design Guide;
3. NACTO Transit Street Design Guide; and
4. GDCI Designing Streets for Kids Guide.

(c) **Adoption of Future Guide Versions.** Future editions, errata, practitioner papers, interim guidance, working papers, or updates to any of the adopted design guides and adopted advisory design guides as issued by NACTO, GDCI, or the source listed shall be utilized when the updates become publicly available.

(d) **Relationship to Other Guides and Standards.** The adopted official design guides shall be applied in coordination with:

1. Advisory Guides included in (f) "Adoption of Advisory Design Guides."; 2. The Tennessee Department of Transportation (TDOT) Project Scoping Guide; 3. American Association of State Highway Transportation Officials (AASHTO) policies and design manuals, if applicable;
4. The Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) and; 5. Applicable federal, state, and local laws and regulations.

Where multiple standards apply, applicable federal and state requirements, including those of the Tennessee Department of Transportation (TDOT), the Federal Highway Administration (FHWA), and the American Association of State Highway and Transportation Officials (AASHTO), shall govern where required.

The adopted design guides may be utilized as supplemental and context-sensitive guidance, to be applied using professional engineering judgment to enhance safety, accessibility, and multimodal functionality where such application does not conflict with governing standards.

Nothing in this section shall be interpreted to require deviation from any applicable federal or state standard.

(e) **National Association of City Transportation Officials Membership.** The Street Department is authorized to apply, on behalf of the City of Clarksville, for membership with the National Association of City Transportation Officials. The Clarksville Transit System is authorized to apply for an affiliate transit membership.

(f) **Adoption of Advisory Design Guides.** The design guides and standards below are considered within this ordinance to be advisory in nature such that they shall be consulted while using the officially adopted guides to provide context, but the application of advisory guides into final products is a contextual suggestion for professional judgment. Exception: When an officially adopted guide explicitly references portions of an advisory guide, that explicitly referenced portion of the advisory guide is generally treated as if it is part of the adopted official guide.

The following design guides, including all official supplements and appendices, are hereby adopted as advisory design guidance for the City of Clarksville:

1. NACTO: "Urban Street Stormwater Guide"; "City Limits"; "Bike Share Siting Guide"; "Delivery by Bike"; "Guidelines for Regulating Shared Micromobility"; "Green Light for Great Streets"; "Move that bus";
2. GDCI: "Global Street Design Guide"; "Designing for Safe Speeds";
3. Others: "BC Active Transportation Design Guide"; "FHWA Separated Bike Lane Planning and Design Guide"; "AASHTO Guide for the Development of Bicycle Facilities"; "HUD Creating Walkable and Bikeable Communities"; and "CROW Design Manual for Bicycle Traffic".

ORDINANCE

AN ORDINANCE AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO CONDUCT NEGOTIATIONS AND TO ENTER AN AGREEMENT FOR PURCHASE OF EASEMENTS AND/OR RIGHTS OF WAY, OR SHOULD NEGOTIATIONS FAIL, TO PURSUE CONDEMNATION THROUGH USE OF EMINENT DOMAIN FOR ACQUISITION OF PROPERTY FOR A PUBLIC PURPOSE FOR JORDAN RD & EVA SIDEWALKS PROJECT

WHEREAS, the Clarksville City Council finds that improvements to roads and intersections within the City are a vital component to the proper function of the transportation system and enhanced quality of life for city residents; and

WHEREAS, the Clarksville City Council finds it to be in the public interest to acquire easements and / or right of way rights for the purpose of constructing improvements to Jordan Rd & Eva Sidewalk Project

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Mayor, acting through the City Attorney or his designee, may negotiate and enter into an agreement for the purchase of any necessary property rights from affected property owners for the Jordan Rd & Eva Sidewalk Project, and further, that if agreement cannot be reached on a reasonable purchase price in a timely manner, then the Mayor, acting through the City Attorney or his designee, and on behalf of the City of Clarksville, is hereby authorized to exercise the right of eminent domain and institute a condemnation action in the appropriate court for acquisition of any necessary property rights from affected property owners for the Jordan Rd & Eva Sidewalk Project, and said negotiations, acquisitions, and /or exercise of the right of eminent domain should be performed in compliance with Tennessee Department of Transportation policies and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.

**TRACT
1
MAP 0300, PARCEL 25.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46;
Thence, South 81° 43' 36" East along the north line of said Lot 91, a distance of 9.00 feet;
Thence, South 12° 45' 44" West a distance of 134.40 feet to the east right-of-way line of Jordan Road;
Thence, along said east right-of-way line the following three (3) calls;
Thence, along a curve to the right a distance of 12.42 feet, said curve having a radius of 25.00 feet, and whose long chord bears North 00° 50' 03" West a distance of 12.29 feet;
Thence, along a curve to the left a distance of 47.91 feet, having a radius of 625.00 feet, and whose long chord bears North 11° 14' 07" East a distance of 47.90 feet;
Thence, North 09° 02' 22" East a distance of 74.02 feet to the point of BEGINNING and containing 666 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46;
Thence, South 81° 43' 36" East along the north line of said Lot 91, a distance of 9.00 feet to the point of BEGINNING;
Thence, South 81° 43' 36" East continuing along said north line, a distance of 6.00 feet;
Thence, South 13° 43' 16" West a distance of 92.73 feet;
Thence, North 81° 18' 41" West a distance of 4.44 feet;
Thence, North 12° 45' 44" East a distance of 92.56 feet to the point of BEGINNING and containing 482 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
beginning at a point on the north line of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46, a distance of 25 feet, more or less, from the northwest corner of said Lot 91;
Thence, South 15° 00' 52" West a distance of 146 feet, more or less to the south line of said Lot 91 and containing 1382 square feet of land, more or less.



TRACT
1
MAP 0300, PARCEL 25.00

rounding issue, .40 is
correct
-ck

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46;
Thence, South 81° 43' 36" East along the north  of said Lot 91, a distance of 9.00 feet;
Thence, South 12° 45' 44" West a distance of 134.39 feet to the east right-of-way line of Jordan Road;
Thence, along said east right-of-way line the following three (3) calls;
Thence, along a curve to the right a distance of 12.42 feet, said curve having a radius of 25.00 feet, and whose long chord bears North 00° 50' 03" West a distance of 12.29 feet;
Thence, along a curve to the left a distance of 47.91 feet, having a radius of 625.00 feet, and whose long chord bears North 11° 14' 07" East a distance of 47.90 feet;
Thence, North 09° 02' 22" East a distance of 74.02 feet to the point of BEGINNING and containing 666 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46;
Thence, South 81° 43' 36" East along the north line of said Lot 91, a distance of 9.00 feet to the point of BEGINNING;
Thence, South 81° 43' 36" East continuing along said north line, a distance of 6.00 feet;
Thence, South 13° 43' 16" West a distance of 92.73 feet;
Thence, North 81° 18' 41" West a distance of 4.44 feet;
Thence, North 12° 45' 44" East a distance of 92.56 feet to the point of BEGINNING and containing 482 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
beginning at a point on the north line of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46, a distance of 25 feet, more or less, from the northwest corner of said Lot 91;

ence, South 15° 00' 52" West a distance of 146 feet, more or less to the south line of said Lot 91 and containing 1382 square feet of land, more or less.

1382 is correct
-ck

MONTGOMERY COUNTY
JORDAN ROAD ()

TRACT
1
MAP 0300, PARCEL 25.00

PERMANENT DRAINAGE EASEMENT

Curve	Delta	Radius	Tangent	Length
C1	9°17'51"	1505.61	122.43	244.32
C2	91°34'49"	25.00	25.70	39.96
C3	2°34'42"	1935.34	43.55	87.09
C4	85°11'20"	25.00	22.98	37.17
C5	5°13'10"	575.00	26.21	52.38
C6	4°23'32"	625.00	23.97	47.91
C7	94°57'54"	25.00	27.27	41.44
C8	9°17'51"	1455.61	118.36	236.20
C9	76°05'24"	25.00	19.56	33.20
C10	12°25'37"	625.00	68.05	135.56
C11	9°56'52"	575.00	50.04	99.83
C12	105°24'29"	25.00	32.82	45.99
C13	2°34'42"	1885.34	42.43	84.84
C14	88°25'13"	25.00	24.32	38.58
C15	12°47'53"	650.36	72.94	145.27
C16	12°47'53"	600.36	67.33	134.10

BEGINNING at the northwest corner of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46;
Thence, South 81° 43' East along the north line of said Lot 91, a distance of 9.00 feet;
Thence, South 12° 45' 44" West a distance of 134.30 feet to the existing right-of-way line of Jordan Road;
Continuing along said Jordan Road right-of-way the following three (3) calls;
Thence, along a curve to the right 12.31 feet, said curve having a radius of 26.06 feet, and whose long chord bears North 00° 56' 55" West a distance of 12.19 feet;
Thence, along a curve to the left 47.91 feet, having a radius of 62 feet, and whose long chord bears North 11° 14' 07" East a distance of 47.90 feet;
Thence, North 09° 02' 22" East a distance of 74.02 feet to the point of BEGINNING and containing 666 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

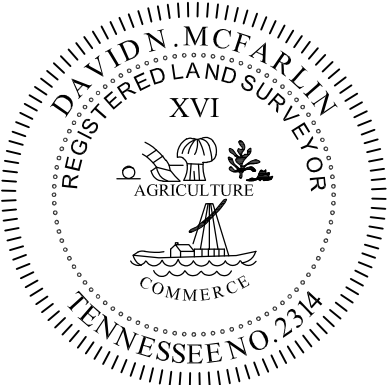
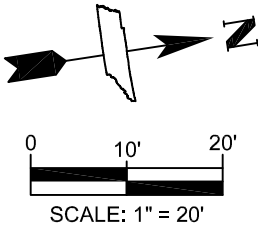
COMMENCING at the northwest corner of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46;
Thence, South 81° 43' East along the north line of said Lot 91, a distance of 9.00 feet to the point of BEGINNING;
Thence, South 81° 43' 36" East continuing along said north line, a distance of 6.00 feet;
Thence, South 13° 43' 16" West a distance of 92.73 feet;
Thence, North 81° 18' 41" West a distance of 4.44 feet;
Thence, North 12° 45' 44" East a distance of 92.56 feet to the point of BEGINNING and containing 482 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
beginning at a point on the north line of Lot 91 of Quail Ridge 1A, recorded June 8th, 1992 in plat book 13, page 46,
a distance of 25 feet, more or less from the northwest corner of said Lot 91;
Thence, South 15° 00' 52" West a distance of 146 feet, more or less to the south line of said Lot 91 and containing 1381 square feet of land, more or less.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	13.80'	25.00'	N24°44'09"E	13.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°06'04"E	3.00'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

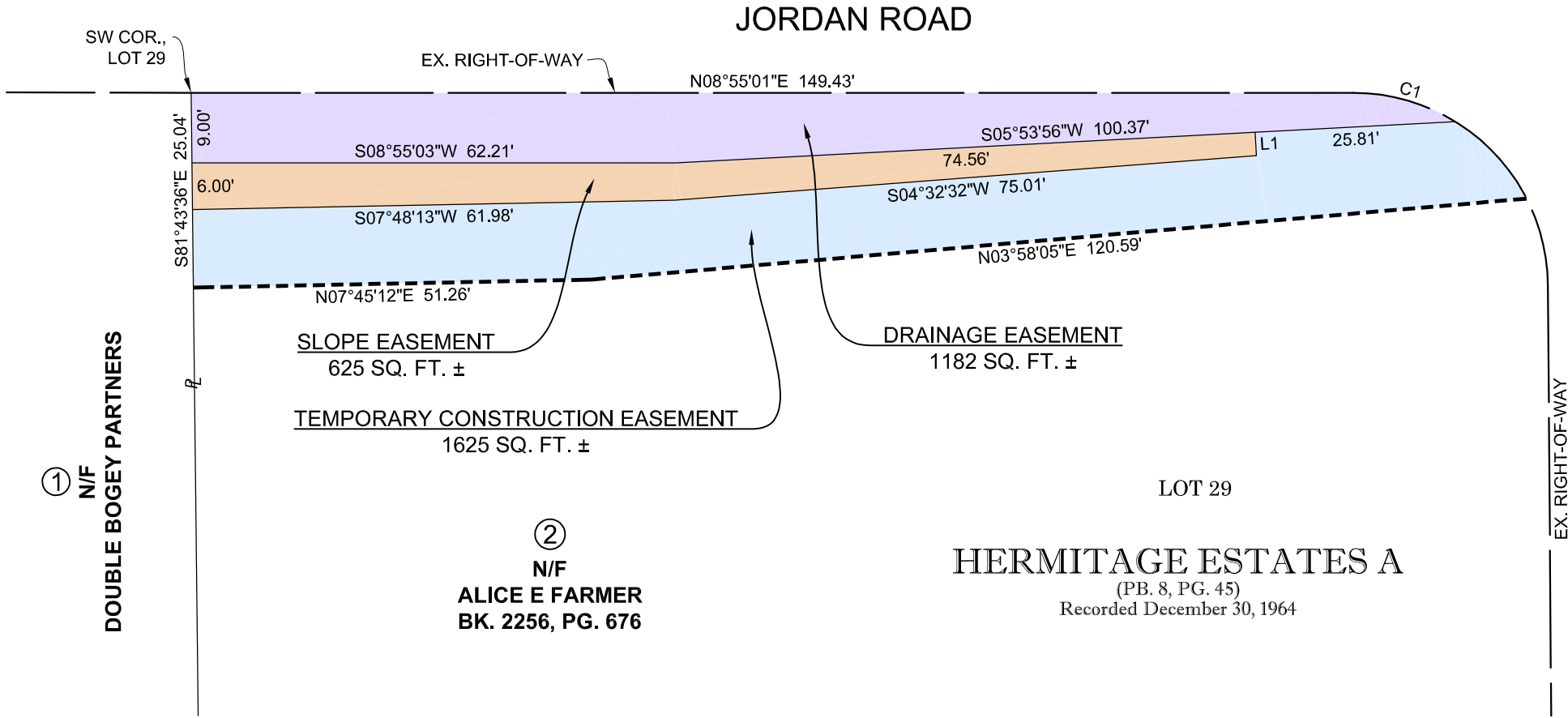


EXHIBIT "A"				
SIDEWALK CONCEPT STUDY - JORDAN ROAD				
ALICE E. FARMER 222 ANDREW DRIVE BK. 2256, PG. 676				
MAP 0300	PARCEL 24.00	PROJ. TRACT NUMBER 2	SCALE: 1"=20'	DATE: 7/9/2026
REV. NO.: 0				

PREPARED FOR:	
THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	

VOLKERT	
750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845	

**TRACT
2
MAP 0300, PARCEL 24.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 29 of Hermitage Estates A, recorded December 30, 1964 in plat book 8, page 45;
Thence, North 08° 55' 01" East along the east right-of-way line of Jordan Road, a distance of 149.43 feet;
Thence, continuing along said east right-of-way line a distance of 13.80 feet, being a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 24° 44' 09" East, 13.63 feet;
Thence, South 05° 53' 56" West, a distance of 100.37 feet;
Thence, South 08° 55' 03" West, a distance of 62.21 feet to a point on the south line of said Lot 29;
Thence, North 81° 43' 36" West along said south line, a distance of 9.00 feet to the point of BEGINNING and containing 1182 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the southwest corner of Lot 29 of Hermitage Estates A, recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 43' 36" East along the south line of said Lot 29, a distance of 9.00 feet to the point of BEGINNING;
Thence, North 08° 55' 03" East, a distance of 62.21 feet;
Thence, North 05° 53' 56" East, a distance of 74.56 feet;
Thence, South 84° 06' 04" East, a distance of 3.00 feet;
Thence, South 04° 32' 32" West, a distance of 75.01 feet;
Thence, South 07° 48' 13" West, a distance of 61.98 feet to a point on said south line;
Thence, North 81° 43' 36" West along said south line, a distance of 6.00 feet to the point of BEGINNING and containing 625 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the south line of Lot 29 of Hermitage Estates A, recorded December 30, 1964 in plat book 8, page 45, a distance of 25 feet, more or less from the southwest corner of said Lot 29;
Thence, North 07° 45' 12" East, a distance of 51 feet, more or less;
Thence, North 03° 58' 05" East, a distance of 121 feet, more or less to the south right-of-way line of Andrew Drive and containing 1625 square feet of land, more or less.

TRACT
2
MAP 0300, PARCEL 24.00

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 29 of Hermitage Estates A, recorded December 30, 1964 in plat book 8, page 45;
Thence, North 08° 55' 01" East along the east right-of-way line of Jordan Road, a distance of 149.43 feet;
Thence, continuing along said east right-of-way line a distance of 13.80 feet, being a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 24° 44' 09" East, 13.63 feet;
Thence, South 05° 53' 56" West, a distance of 100.37 feet;
Thence, South 08° 55' 03" West, a distance of 62.21 feet to a point on the south line of said Lot 29;
Thence, North 81° 43' 36" West along said south line, a distance of 9.00 feet to the point of BEGINNING and containing 1182 square feet of land, more or less.

Yes, S/E is correct.

-ck

PERMANENT SLOPE EASEMENT

COMMENCING at the southwest corner of Lot 29 of Hermitage Estates A, recorded December 30, 1964 in plat book 8, page 45;
Thence, North 81° 43' 36" West along the south line of said Lot 29, a distance of 9.00 feet to the point of BEGINNING;
Thence, North 08° 55' 03" East, a distance of 62.21 feet;
Thence, North 05° 53' 56" East, a distance of 74.56 feet;
Thence, South 84° 06' 04" East, a distance of 3.00 feet;
Thence, South 04° 32' 32" West, a distance of 75.01 feet;
Thence, South 07° 48' 13" West, a distance of 61.98 feet to a point on said south line;
Thence, North 81° 43' 36" West along said south line, a distance of 6.00 feet to the point of BEGINNING and containing 625 square feet of land, more or less.

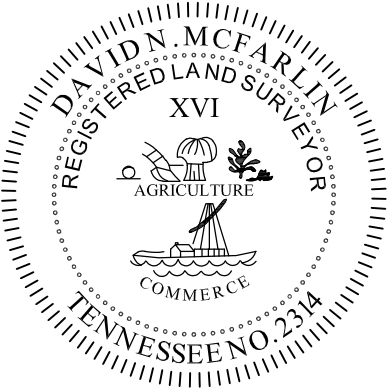
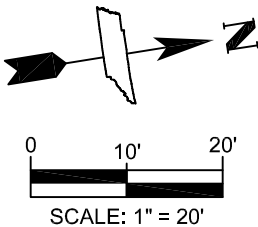
Yes, N/W is correct.

-ck

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the south line of Lot 29 of Hermitage Estates A, recorded December 30, 1964 in plat book 8, page 45, a distance of 25 feet, more or less from the southwest corner of said Lot 29;
Thence, North 07° 45' 12" East, a distance of 51 feet, more or less;
Thence, North 03° 58' 05" East, a distance of 121 feet, more or less to the south right-of-way line of Andrew Drive and containing 1625 square feet of land, more or less.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	20.58'	25.00'	N14°39'40"W	20.00'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

JORDAN ROAD

ANDREW DRIVE

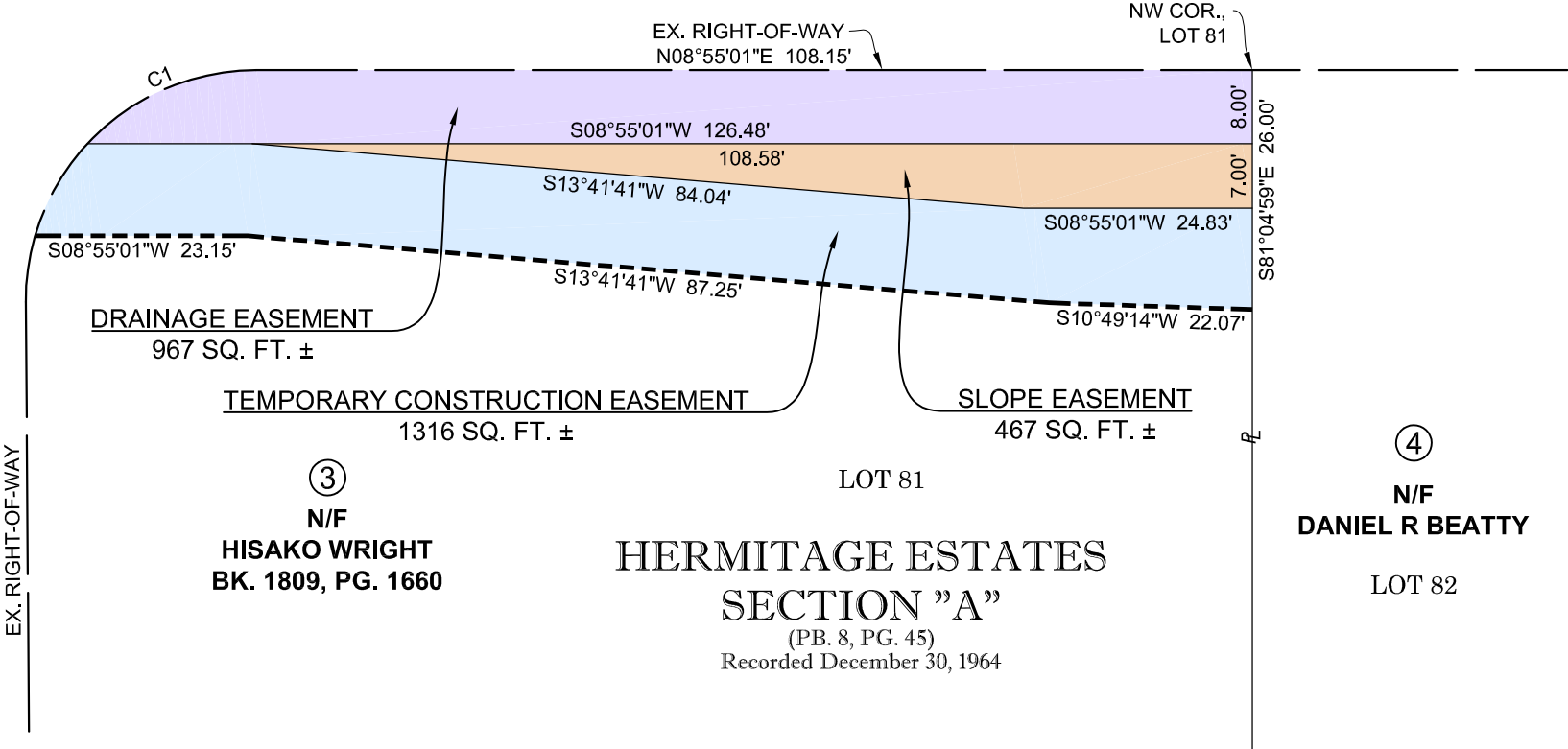


EXHIBIT "A"
SIDEWALK CONCEPT STUDY - JORDAN ROAD

HISAKO WRIGHT
221 ANDREW DRIVE
BK. 1809, PG. 1660

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

**TRACT
3
MAP 030P, PARCEL 11.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 81 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 81, a distance of 8.00 feet;
Thence, South 08° 55' 01" West, a distance of 126.48 feet to the east right-of-way line of Jordan Road;
Thence, along said east right-of-way line the following two (2) calls:
Thence, a distance of 20.58 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 14° 39' 40" West, 20.00 feet;
Thence, North 08° 55' 01" East, a distance of 108.15 feet to the point of BEGINNING and containing 967 square feet of land, more or less.

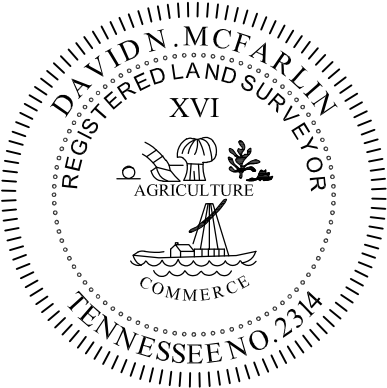
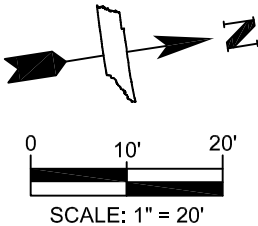
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 81 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 81, a distance of 8.00 feet to the point of BEGINNING;
Thence, continuing along said north line South 81° 04' 59" East, a distance of 7.00 feet;
Thence, South 08° 55' 01" West, a distance of 24.83 feet;
Thence, South 13° 41' 41" West, a distance of 84.04 feet;
Thence, North 08° 55' 01" East, a distance of 108.58 feet to the point of BEGINNING and containing 467 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 81 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 26 feet, more or less from the northwest corner of said Lot 81;
Thence, South 10° 49' 14" West, a distance of 22 feet, more or less;
Thence, South 13° 41' 41" West, a distance of 87 feet, more or less;
Thence, South 08° 55' 01" West, a distance of 23 feet, more or less to the north right-of-way line of Andrew Drive and containing 1316 square feet of land, more or less.

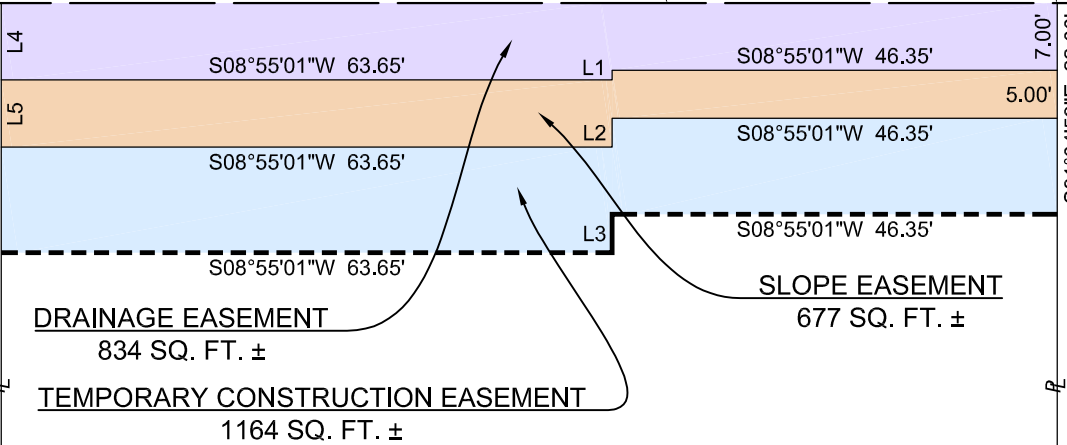
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°04'59"E	1.00'
L2	S81°04'59"E	3.00'
L3	S81°04'59"E	4.00'
L4	N81°04'59"W	8.00'
L5	N81°04'59"W	7.00'



JORDAN ROAD

EX. RIGHT-OF-WAY
N08°55'01"E 110.00'

NW COR.,
LOT 82



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - JORDAN ROAD						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE		VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845	
DANIEL R. BEATTY 414 JORDAN ROAD BK. V1691, PG. 1579									
MAP 030P	PARCEL 12.00	PROJ. TRACT NUMBER 4	SCALE: 1"=20'	DATE: 7/9/2026	REV. NO.: 0				

**TRACT
4
MAP 030P, PARCEL 12.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 82 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 82, a distance of 7.00 feet;
Thence, South 08° 55' 01" West, a distance of 46.35 feet;
Thence, South 81° 04' 59" East, a distance of 1.00 feet;
Thence, South 08° 55' 01" West, a distance of 63.65 feet to the south line of said Lot 82;
Thence, North 81° 04' 59" West along said south line, a distance of 8.00 feet to the east right-of-way line of Jordan Road;
Thence, North 08° 55' 01" East along said east right-of-way line, a distance of 110.00 feet to the point of BEGINNING and containing 834 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

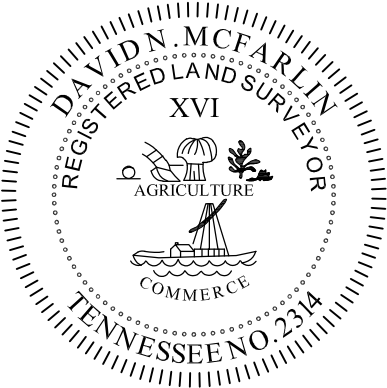
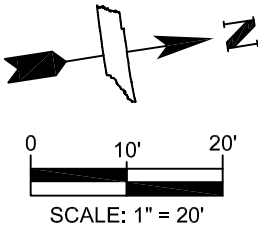
COMMENCING at the northwest corner of Lot 82 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 82, a distance of 7.00 feet to the point of BEGINNING;
Thence, continuing along said north line South 81° 04' 59" East, a distance of 5.00 feet;
Thence, South 08° 55' 01" West, a distance of 46.35 feet;
Thence, South 81° 04' 59" East, a distance of 3.00 feet;
Thence, South 08° 55' 01" West, a distance of 63.65 feet to the south line of said Lot 82;
Thence, North 81° 04' 59" West along said south line, a distance of 7.00 feet;
Thence, North 08° 55' 01" East, a distance of 63.65 feet;
Thence, North 81° 04' 59" West, a distance of 1.00 feet;
Thence, North 08° 55' 01" East, a distance of 46.35 feet to the point of BEGINNING and containing 677 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 82 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 22 feet, more or less from the northwest corner of said Lot 82;
Thence, South 08° 55' 01" West, a distance of 46 feet, more or less;
Thence, South 81° 04' 59" East, a distance of 4 feet, more or less;
Thence, South 08° 55' 01" West, a distance of 64 feet, more or less, to the south line of said Lot 82 and containing 1164 square feet, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°04'59"E	7.00'
L2	N81°04'59"W	7.00'
L3	S81°04'59"E	8.00'
L4	S08°55'01"W	15.45'
L5	S20°50'34"W	14.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N81°04'59"W	5.00'
L7	S08°55'01"W	15.65'
L8	N81°04'59"W	3.00'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

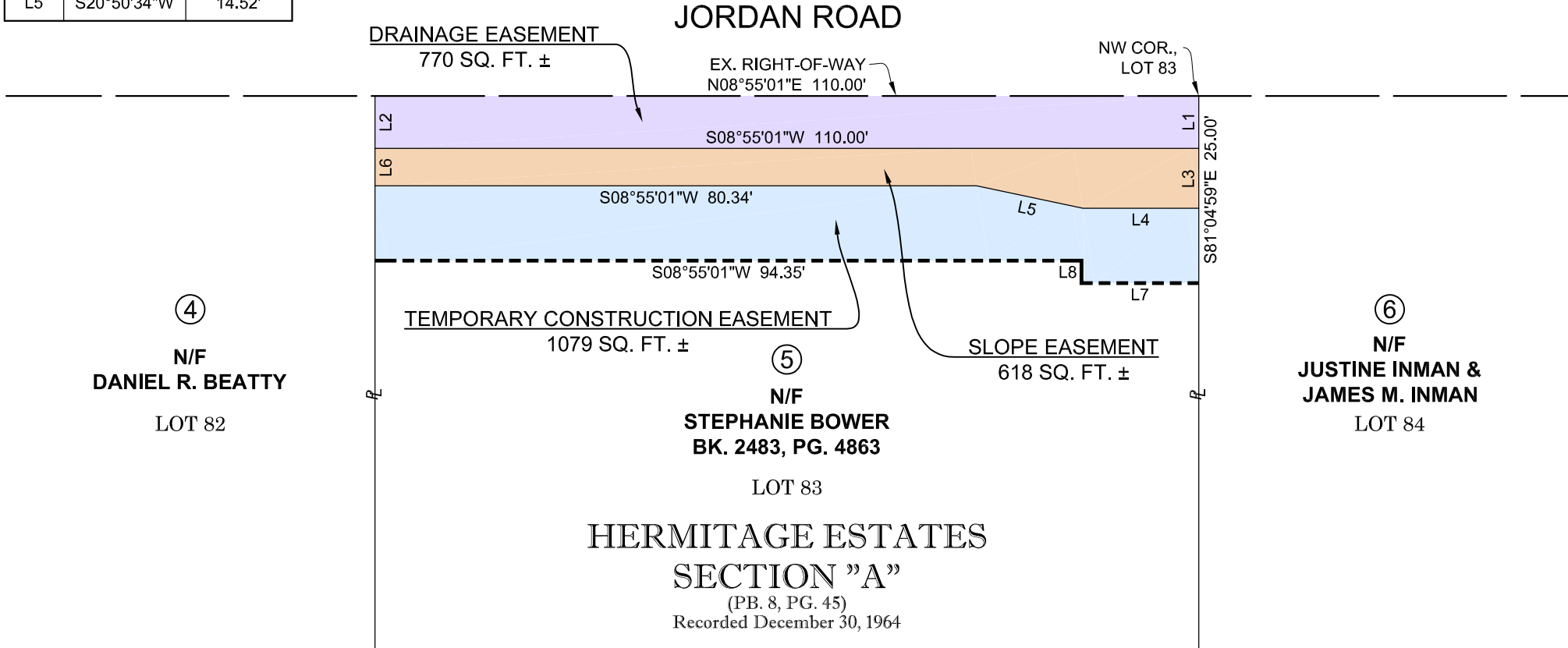


EXHIBIT "A"

SIDEWALK CONCEPT STUDY - JORDAN ROAD

STEPHANIE BOWER

412 JORDAN ROAD

BK. 2483, PG. 4863

MAP 030P	PARCEL 13.00	PROJ. TRACT NUMBER 5	SCALE: 1"=20'	DATE: 7/9/2026	REV. NO.: 0
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PREPARED FOR:

THE CITY OF CLARKSVILLE,

MONTGOMERY COUNTY, TENNESSEE

VOLKERT

750 OLD HICKORY BOULEVARD

SUITE 230-1

BRENTWOOD, TN 37027

618.656.1845

**TRACT
5
MAP 030P, PARCEL 13.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 83 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 83, a distance of 7.00 feet;
Thence, South 08° 55' 01" West, a distance of 110.00 feet to the south line of said Lot 83;
Thence, North 81° 04' 59" West along said south line, a distance of 7.00 feet to the east right-of-way line of Jordan Road;
Thence, North 08° 55' 01" East along said east right-of-way line, a distance of 110.00 feet to the point of BEGINNING and containing 770 square feet, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 83 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 83, a distance of 7.00 feet to the point of BEGINNING;
Thence, continuing along said north line South 81° 04' 59" East, a distance of 8.00 feet;
Thence, South 08° 55' 01" West, a distance of 15.45 feet;
Thence, South 20° 50' 34" West, a distance of 14.52 feet;
Thence, South 08° 55' 01" West, a distance of 80.34 feet to the south line of said Lot 83;
Thence, North 81° 04' 59" West along said south line, a distance of 5.00 feet;
Thence, North 08° 55' 01" East, a distance of 110.00 feet to the point of BEGINNING and containing 618 square feet, more or less.

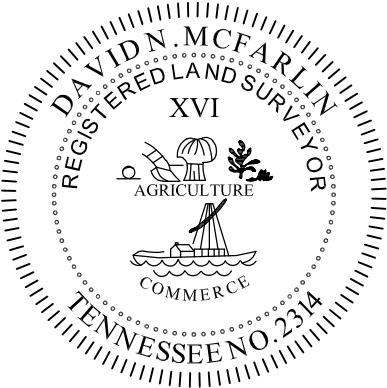
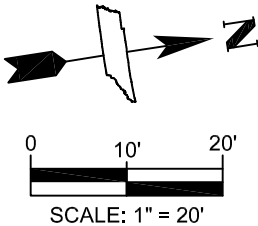
TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 83 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 25 feet, more or less from the northwest corner of said Lot 83;
Thence, South 08° 55' 01" West, a distance of 16 feet, more or less;
Thence, North 81° 04' 59" West, a distance of 3 feet, more or less;
Thence, South 08° 55' 01" West, a distance of 94 feet, more or less, to the south line of said Lot 83 and containing 1079 square feet, more or less;

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°04'59"E	3.00'
L2	S81°04'59"E	4.00'
L3	N81°04'59"W	7.00'
L4	S08°55'01"W	18.97'
L5	S81°04'59"E	1.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S08°55'01"W	17.21'
L7	N81°04'59"W	8.00'
L8	N08°55'01"E	41.65'
L9	S81°04'59"E	13.00'
L10	S08°55'01"W	7.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S01°16'37"E	11.43'
L12	S08°55'01"W	17.81'



JORDAN ROAD

EX. RIGHT-OF-WAY
N08°55'01"E 100.00'

NW COR.,
LOT 84

DRAINAGE EASEMENT
458 SQ. FT. ±

TEMPORARY CONSTRUCTION EASEMENT
1020 SQ. FT. ±

SLOPE EASEMENT
534 SQ. FT. ±

⑤
N/F
STEPHANIE BOWER

⑦
N/F
LUCILLE FRANCIS ROSE

⑥
N/F
JUSTINE INMAN & JAMES M. INMAN
BK. 2315, PG. 976

LOT 84

LOT 85

LOT 83

HERMITAGE ESTATES
Section "A"
(PB. 8, PG. 45)
Recorded December 30, 1964

NOTES:
1. THIS EXHIBIT WAS PREPARED FROM
RECORD INFORMATION SOLELY FOR
THE PURPOSE OF DEPICTING
PROPOSED EASEMENTS AND IS NOT
INTENDED TO ESTABLISH, CERTIFY,
OR MONUMENT PROPERTY
BOUNDARIES AND DOES NOT
REPRESENT A GENERAL PROPERTY
SURVEY AS DEFINED UNDER RULE
0820-03-.07.

2. BEARINGS ARE BASED UPON
TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - JORDAN ROAD

JUSTINE INMAN & JAMES M. INMAN
410 JORDAN ROAD
BK. 2315, PG. 976

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT

750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

**TRACT
6
MAP 030P, PARCEL 14.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 84 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 84, a distance of 3.00 feet;
Thence, South 08° 55' 01" West, a distance of 60.62 feet;
Thence, South 81° 04' 59" East, a distance of 4.00 feet;
Thence, South 08° 55' 01" West, a distance of 39.38 feet to the south line of said Lot 84;
Thence, North 81° 04' 59" West along said south line, a distance of 7.00 feet to the east right-of-way line of Jordan Road;
Thence, North 08° 55' 01" East along said east right-of-way line, a distance of 100.00 feet to the point of BEGINNING and containing 458 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 84 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 84, a distance of 3.00 feet;
Thence, South 08° 55' 01" West, a distance of 18.97 feet to the point of BEGINNING;
Thence, South 81° 04' 59" East, a distance of 1.80 feet;
Thence, South 02° 48' 02" East, a distance of 29.86 feet;
Thence, South 02° 05' 53" West, a distance of 34.83 feet;
Thence, South 08° 55' 01" West, a distance of 17.21 feet to the south line of said Lot 84;
Thence, North 81° 04' 59" West along said south line, a distance of 8.00 feet;
Thence, North 08° 55' 01" East, a distance of 39.38 feet;
Thence, North 81° 04' 59" West, a distance of 4.00 feet;
Thence, North 08° 55' 01" East, a distance of 41.65 feet to the point of BEGINNING and containing 534 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 84 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 13 feet, more or less, from the northwest corner of said Lot 84;
Thence, South 08° 55' 01" West, a distance of 8 feet, more or less;
Thence, South 01° 16' 37" East, a distance of 11 feet, more or less;
Thence, South 02° 48' 02" East, a distance of 28 feet, more or less;
Thence, South 02° 05' 53" West, a distance of 36 feet, more or less;
Thence, South 08° 55' 01" West, a distance of 18 feet, more or less and containing 1020 square feet, of land, more or less.

MONTGOMERY COUNTY
JORDAN ROAD ()

TRACT
7
MAP 030P, PARCEL 15.00

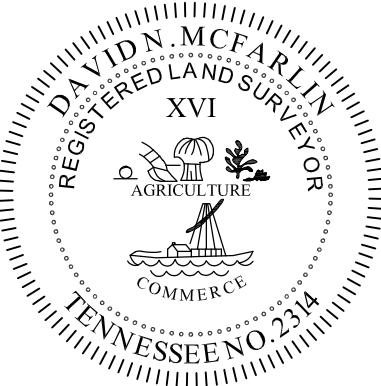
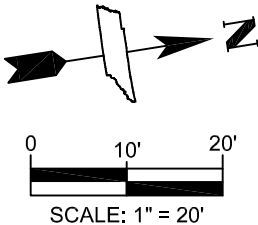
PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 85 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 85, a distance of 3.00 feet;
Thence, South 08° 55' 01" West, a distance of 100.00 feet to the south line of said Lot 85;
Thence, North 81° 04' 59" West, 3.00 feet to the east right-of-way line of Jordan Road;
Thence, North 08° 55' 01" East along said east right-of-way line, a distance of 100.00 feet to the point of BEGINNING and containing 300 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 85 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 13 feet, more or less from the northwest corner of said Lot 85;
Thence, South 08° 55' 01" West, a distance of 100 feet, more or less, to the south line of said Lot 85 and containing 1000 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°04'59"E	3.00'
L2	N81°04'59"W	3.00'
L3	S81°04'59"E	13.00'



JORDAN ROAD

EX. RIGHT-OF-WAY
N08°55'01"E 100.00'

NW COR.,
LOT 86

L2 L1

S08°55'01"W 100.00'

L3

S08°55'01"W 100.00'

DRAINAGE EASEMENT

300 SQ. FT. ±

TEMPORARY CONSTRUCTION EASEMENT

1000 SQ. FT. ±

⑦

N/F
LUCILLE FRANCIS ROSE

LOT 85

EX. 15'w DRAINAGE & UTILITY ESMT,
PER PB. 8, PG. 45

EX. 15'w DRAINAGE & UTILITY ESMT,
PER PB. 8, PG. 45

⑧

N/F
PATRICK KENNETH YOUNG
BK. 2274, PG. 2371

LOT 86

HERMITAGE ESTATES
SECTION "A"

(PB. 8, PG. 45)

Recorded December 30, 1964

⑨

N/F
JOHN CLARK

LOT 87

- NOTES:
- THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 - BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - JORDAN ROAD

PATRICK KENNETH YOUNG
406 JORDAN ROAD
BK. 2274, PG. 2371

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT

750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

MONTGOMERY COUNTY
JORDAN ROAD ()

**TRACT
8
MAP 030P, PARCEL 16.00**

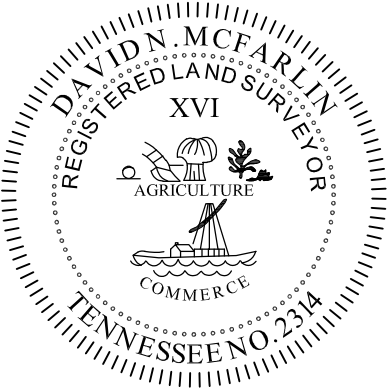
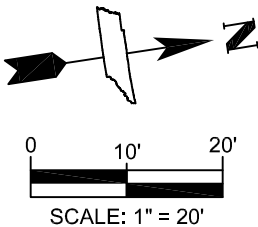
PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 86 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 86, a distance of 3.00 feet;
Thence, South 08° 55' 01" West, a distance of 100.00 feet to the south line of said Lot 86;
Thence, North 81° 04' 59" West along said south line, a distance of 3.00 feet to the east right-of-way line of Jordan Road;
Thence, North 08° 55' 01" East along said east right-of-way line, a distance of 100.00 feet to the point of BEGINNING and containing 300 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 86 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 13 feet, more or less from the northwest corner of said Lot 86;
Thence, South 08° 55' 01" West, a distance of 100 feet, more or less to the south line of said Lot 86 and containing 1000 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°04'59"E	3.00'
L2	N81°04'59"W	3.00'
L3	S81°04'59"E	13.00'



JORDAN ROAD

EX. RIGHT-OF-WAY
N08°55'01"E 100.00'

NW COR.,
LOT 87

L2

L1

S08°55'01"W 100.00'

L3

S08°55'01"W 100.00'

DRAINAGE EASEMENT

300 SQ. FT. ±

TEMPORARY CONSTRUCTION EASEMENT

1000 SQ. FT. ±

⑧

N/F

PATRICK KENNETH YOUNG

LOT 86

⑨

N/F

JOHN CLARK
BK. 2230, PG. 1422

LOT 87

HERMITAGE ESTATES
SECTION "A"

(PB. 8, PG. 45)

Recorded December 30, 1964

⑩

N/F

BRANDON FOSTEN

LOT 88

- NOTES:
- THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 - BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"

SIDEWALK CONCEPT STUDY - JORDAN ROAD

JOHN CLARK
404 JORDAN ROAD
BK. 2230, PG. 1422

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT

750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

MONTGOMERY COUNTY
JORDAN ROAD ()

**TRACT
9
MAP 030P, PARCEL 17.00**

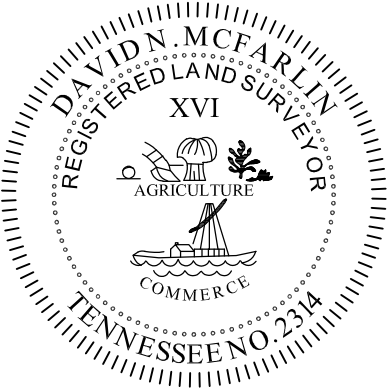
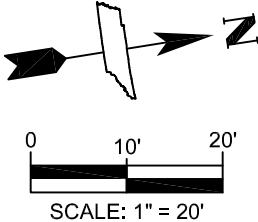
PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 87 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 87, a distance of 3.00 feet;
Thence, South 08° 55' 01" West, a distance of 100.00 feet to the south line of said Lot 87;
Thence, North 81° 04' 59" West along said south line, a distance of 3.00 feet to the east right-of-way line of Jordan Road;
Thence, North 08° 55' 01" East along said east right-of-way line, a distance of 100.00 feet to the point of BEGINNING and containing 300 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 87 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 13 feet, more or less from the northwest corner of said Lot 87;
Thence, South 08° 55' 01" West, a distance of 100 feet, more or less, to the south line of said Lot 87 and containing 1000 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°04'59"E	3.00'
L2	N81°04'59"W	3.00'
L3	S81°04'59"E	13.00'



JORDAN ROAD

EX. RIGHT-OF-WAY
N08°55'01"E 100.00'

NW COR.,
LOT 88

L2

L1

S08°55'01"W 100.00'

L3

S08°55'01"W 100.00'

DRAINAGE EASEMENT

300 SQ. FT. ±

TEMPORARY CONSTRUCTION EASEMENT

1000 SQ. FT. ±

⑨

N/F
JOHN CLARK

LOT 87

⑩

N/F
BRANDON FOSTEN
BK. 1991, PG. 753

LOT 88

HERMITAGE ESTATES
SECTION "A"

(PB. 8, PG. 45)

Recorded December 30, 1964

⑪

N/F
ANTHONY RIFKIN

LOT 89

- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - JORDAN ROAD

BRANDON FOSTEN
402 JORDAN ROAD
BK. 1991, PG. 753

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT

750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

MONTGOMERY COUNTY
JORDAN ROAD ()

**TRACT
10
MAP 030P, PARCEL 18.00**

PERMANENT DRAINAGE EASEMENT

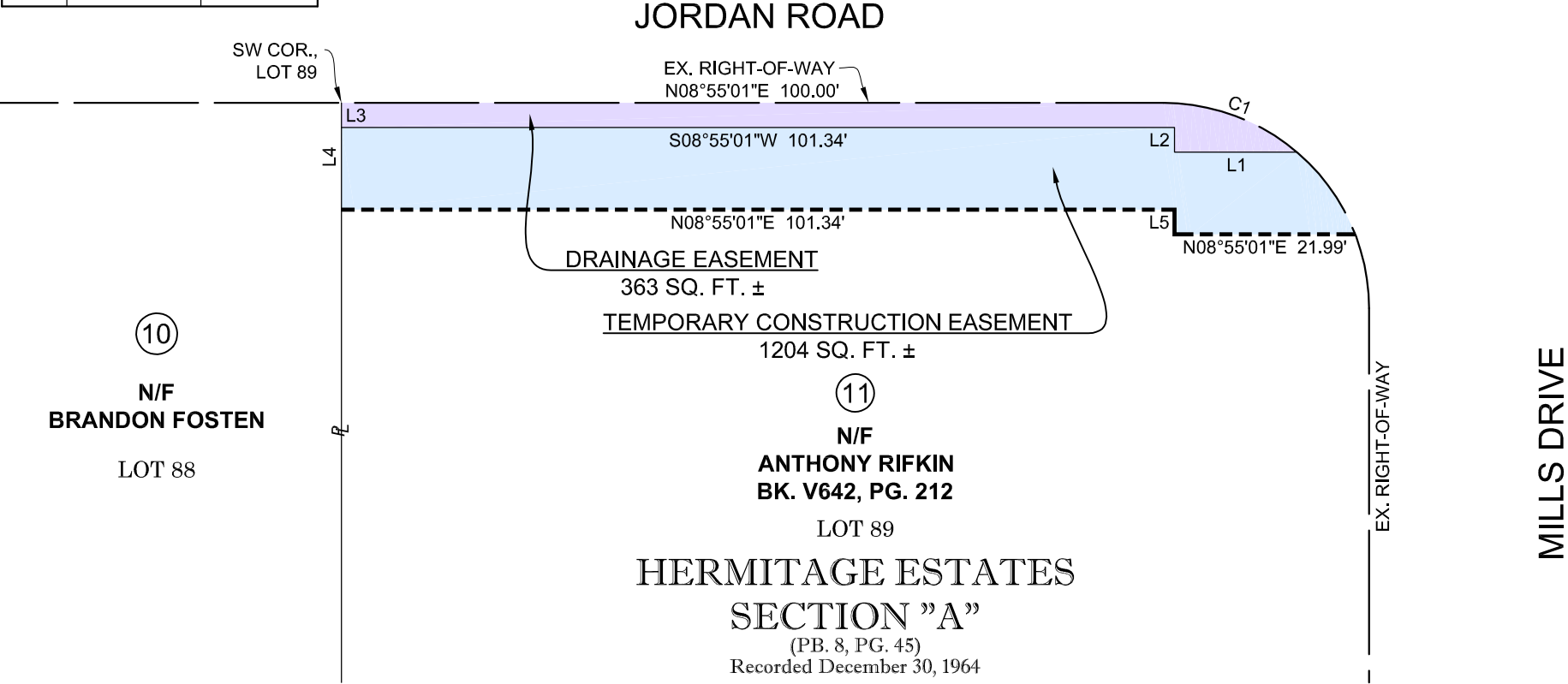
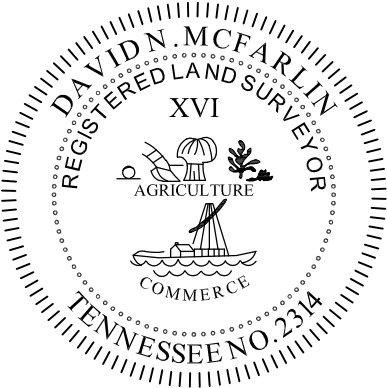
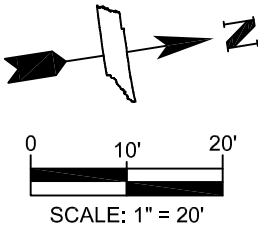
BEGINNING at the northwest corner of Lot 88 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, South 81° 04' 59" East along the north line of said Lot 88, a distance of 3.00 feet;
Thence, South 08° 55' 01" West, a distance of 100.00 feet to the south line of said Lot 88;
Thence, North 81° 04' 59" West along said south line, a distance of 3.00 feet to the east right-of-way line of Jordan Road;
Thence, North 08° 55' 01" East along said east right-of-way line, a distance of 100.00 feet to the point of BEGINNING and containing 300 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 88 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 13 feet, more or less from the northwest corner of said Lot 88;
Thence, South 08° 55' 01" West, a distance of 100 feet, more or less to the south line of said Lot 88 and containing 1000 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°55'01"W	14.91'
L2	N81°04'59"W	3.00'
L3	N81°04'59"W	3.00'
L4	S81°04'59"E	13.00'
L5	S81°04'59"E	3.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	17.69'	25.00'	N29°11'06"E	17.32'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-,.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - JORDAN ROAD						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845
ANTHONY RIFKIN 400 JORDAN ROAD BK. V642, PG. 212							
MAP 030P	PARCEL 01.00	PROJ. TRACT NUMBER 11	SCALE: 1"=20'	DATE: 7/9/2026	REV. NO.: 0		

**TRACT
11
MAP 030P, PARCEL 01.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 89 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;
Thence, North 08° 55' 01" East along the east right-of-way line of Jordan Road, a distance of 100.00 feet;
Thence, continuing along said east right-of-way line a distance of 17.69 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 29° 11' 06" East, 17.32 feet;
Thence, South 08° 55' 01" West, a distance of 14.91 feet;
Thence, North 81° 04' 59" West, a distance of 3.00 feet;
Thence, South 08° 55' 01" West, a distance of 101.34 feet to the south line of said Lot 89;
Thence, North 81° 04' 59" West along said south line, a distance of 3.00 feet to the point of BEGINNING and containing 363 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the south line of Lot 89 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 13 feet, more or less from the southwest corner of said Lot 89;
Thence, North 08° 55' 01" East, a distance of 101 feet, more or less;
Thence, South 81° 04' 59" East, a distance of 3 feet, more or less;
Thence, North 08° 55' 01" East, a distance of 22 feet, more or less to the south right-of-way line of Mills Road and containing 1204 square feet of land, more or less.

**TRACT
12
MAP 030J, PARCEL 17.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 43 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45;

Thence, South 81° 04' 59" East along the north line of said Lot 43, a distance of 13.00 feet;

Thence, South 08° 55' 01" West, a distance of 22.31 feet;

Thence, North 81° 04' 59" West, a distance of 5.00 feet;

Thence, South 08° 55' 01" West, a distance of 117.97 feet;

Thence, South 81° 04' 59" East, a distance of 5.00 feet;

Thence, South 08° 55' 01" West, a distance of 32.66 feet to the east right-of-way line of Jordan Road;

Thence, along said east right-of-way line the following two (2) calls:

Thence, a distance of 26.75 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 21° 44' 25" West, 25.50 feet;

Thence, North 08° 55' 01" East, 151.00 feet to the point of BEGINNING and containing 1576 square feet of land, more of less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;

BEGINNING at a point on the north line of Lot 43 of Hermitage Estates Section "A", recorded December 30, 1964 in plat book 8, page 45, said point being a distance of 23 feet, more or less from the northwest corner of said Lot 43;

Thence, South 08° 55' 01" West, a distance of 32 feet, more or less;

Thence, North 81° 04' 59" West, a distance of 5 feet, more or less;

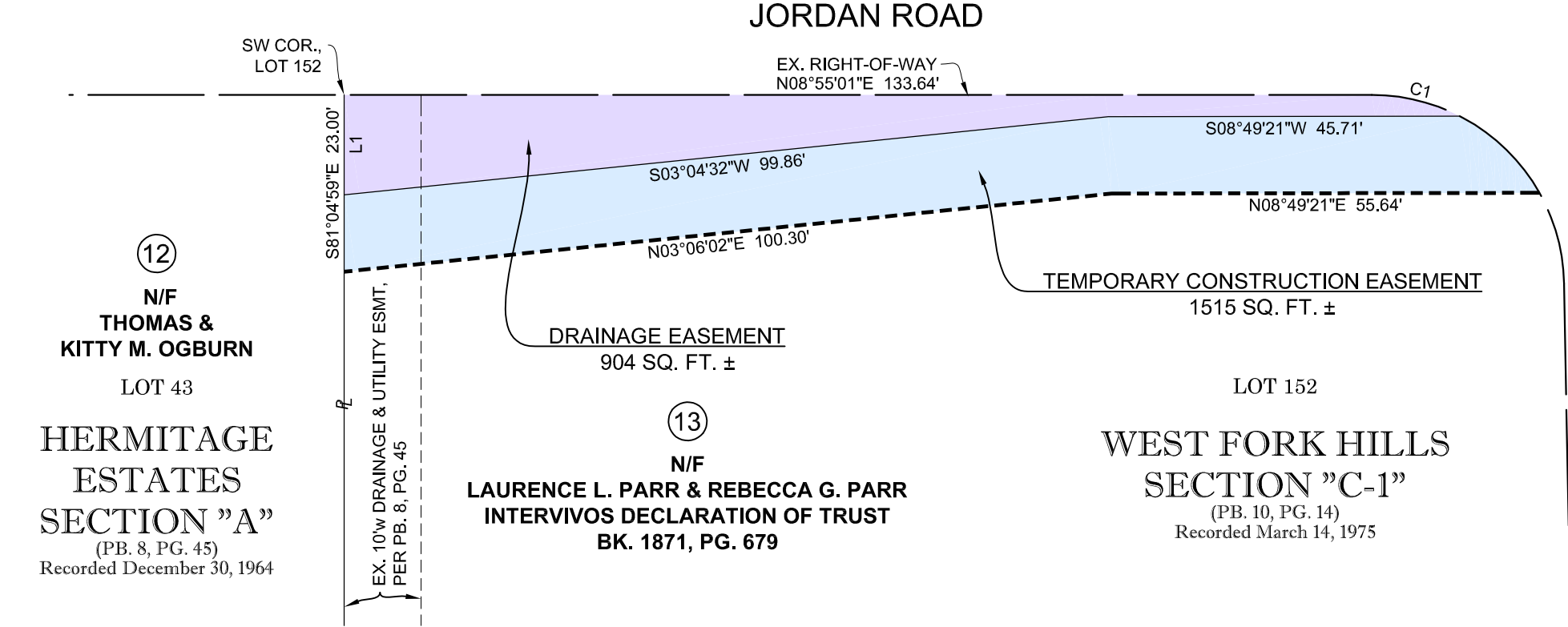
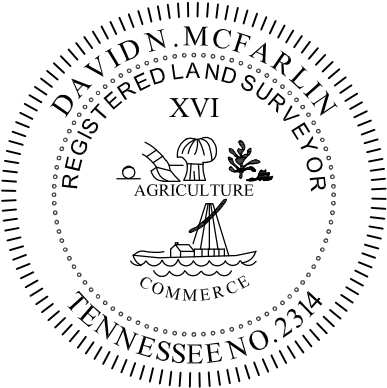
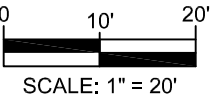
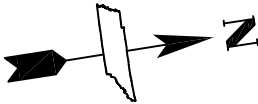
Thence, South 08° 55' 01" West, a distance of 98 feet, more or less;

Thence, South 81° 04' 59" East, a distance of 5 feet, more or less;

Thence, South 08° 55' 01" West, a distance of 46 feet, more or less, to the north right-of-way line of Mills Road and containing 1848 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°04'59"W	13.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	11.86'	25.00'	N22°30'28"E	11.75'



MAPLEWOOD DRIVE
EX. RIGHT-OF-WAY

- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"				
SIDEWALK CONCEPT STUDY - JORDAN ROAD				
LAURENCE L. PARR & REBECCA G. PARR INTERVIVOS DECLARATION OF TRUST				
235 MAPLEWOOD DRIVE				
BK. 1871, PG. 679				
MAP 030J	PARCEL 18.00	PROJ. TRACT NUMBER 13	SCALE: 1"=20'	DATE: 7/9/2026
REV. NO.: 0				

PREPARED FOR:	
THE CITY OF CLARKSVILLE,	
MONTGOMERY COUNTY, TENNESSEE	

VOLKERT	
750 OLD HICKORY BOULEVARD	
SUITE 230-1	
BRENTWOOD, TN 37027	
618.656.1845	

MONTGOMERY COUNTY
JORDAN ROAD ()

**TRACT
13
MAP 030J, PARCEL 18.00**

PERMANENT DRAINAGE EASEMENT

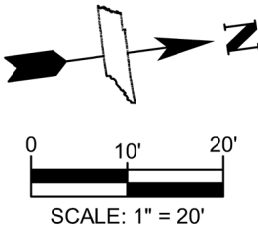
BEGINNING at the southwest corner of Lot 152 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, North 08° 55' 01" East along the east right-of-way line of Jordan Road, a distance of 133.64 feet;
Thence, continuing along said east right-of-way line a distance of 11.86 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 22° 30' 28" East, 11.75 feet;
Thence, South 08° 49' 21" West, a distance of 45.71 feet;
Thence, South 03° 04' 32" West, a distance of 99.86 feet to the south line of said Lot 152;
Thence, North 81° 04' 59" West along said south line, a distance of 13.00 feet to the point of BEGINNING and containing 904 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the south line of Lot 152 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14, said point being a distance of 23 feet, more or less, from the southwest corner of said Lot 152;
Thence, North 03° 06' 02" East, a distance of 100 feet, more or less;
Thence, North 08° 49' 21" East, a distance of 56 feet, more or less, to the south right-of-way line of Maplewood Drive and containing 1515 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°08'57"E	12.00'
L2	S82°08'57"E	5.00'
L3	S11°23'54"W	32.32'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	15.28'	25.00'	N09°39'28"W	15.04'
C2	2.92'	25.00'	N30°31'00"W	2.92'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

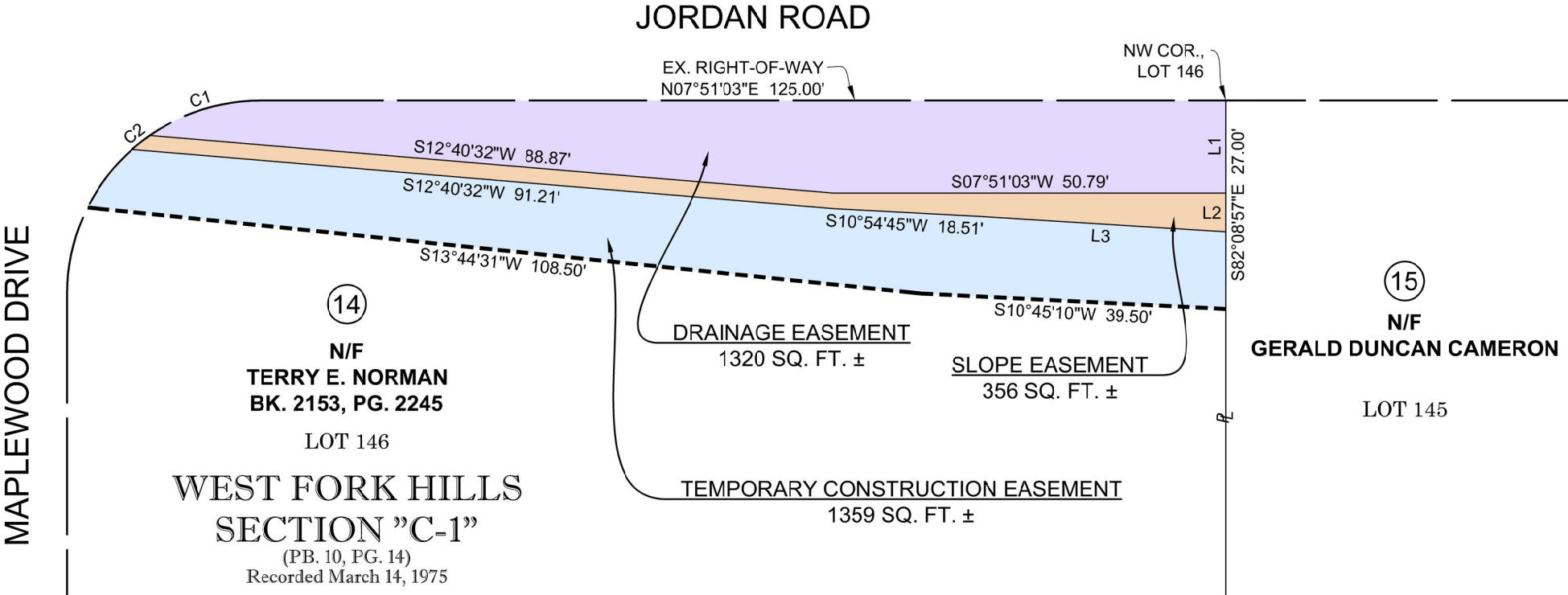


EXHIBIT "A" SIDEWALK CONCEPT STUDY - JORDAN ROAD						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845
TERRY E. NORMAN 228 JORDAN ROAD BK. 2153, PG. 2245							
MAP 030J	PARCEL 25.00	PROJ. TRACT NUMBER 14	SCALE: 1"=20'	DATE: 7/9/2026	REV. NO.: 0		

**TRACT
14
MAP 030J, PARCEL 25.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 146 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 146, a distance of 12.00 feet;
Thence, South 07° 51' 03" West, 50.79 feet;
Thence, South 12° 40' 32" West, 88.87 feet to the east right-of-way line of Jordan Road;
Thence, along said east right-of-way line the following two (2) calls:
Thence, 15.28 feet, being a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 09° 39' 28" West, 15.04 feet;
Thence, North 07° 51' 03" East, 125.00 feet to the point of BEGINNING and containing 1320 square feet of land, more or less.

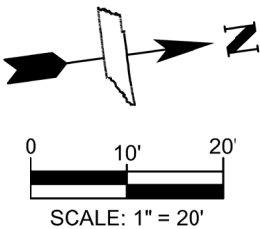
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 146 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 146, a distance of 12.00 feet to the point of BEGINNING;
Thence, continuing along said North line, South 82° 08' 57" East, 5.00 feet;
Thence, South 11° 23' 54" West, 32.32 feet;
Thence, South 10° 54' 45" West, 18.51 feet;
Thence, South 12° 40' 32" West, 91.21 feet to the east right-of-way line of Jordan Road;
Thence, along said east right-of-way line, 2.92 feet, being a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 30° 31' 00" West, 2.92 feet;
Thence, North 12° 40' 32" East, 88.87 feet;
Thence, North 07° 51' 03" East, 50.79 feet to the point of BEGINNING and containing 356 square feet of land, more or less.

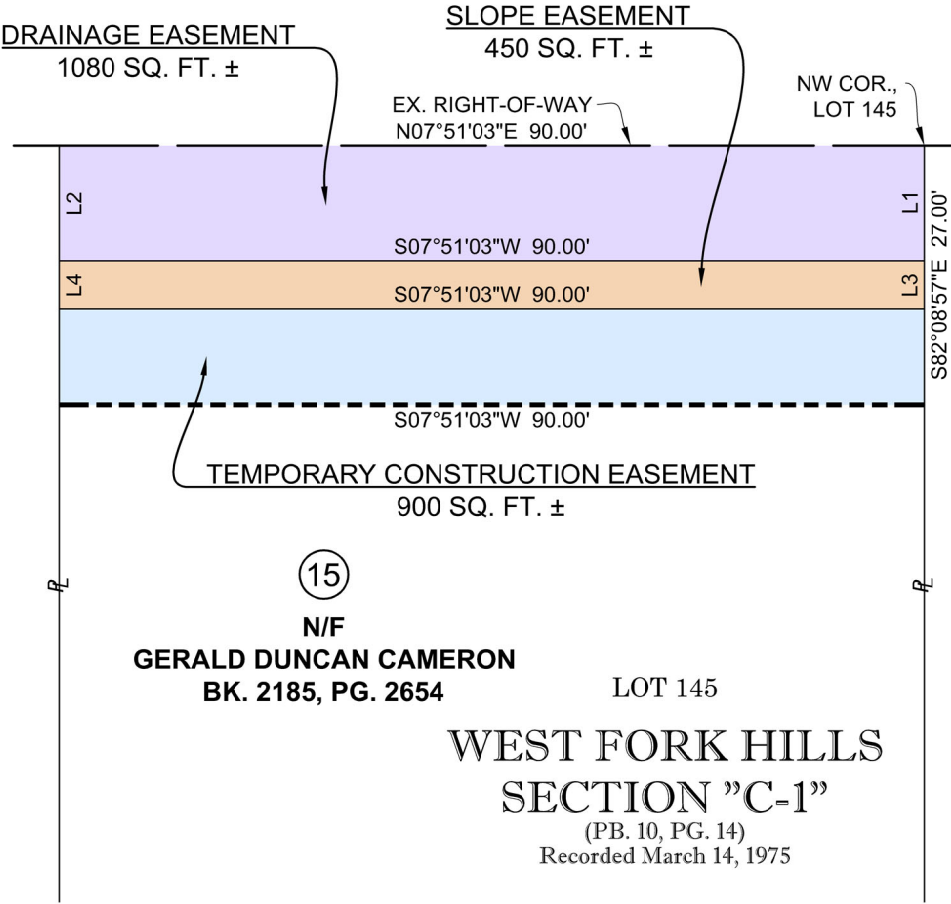
TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 146 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14, said point being 27 feet, more or less from the northwest corner of said Lot 146;
Thence, South 10° 45' 10" West, 40 feet, more or less;
Thence, South 13° 44' 31" West, 109 feet, more or less, to the east right-of-way line of Jordan Road and containing 1359 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°08'57"E	12.00'
L2	N82°08'57"W	12.00'
L3	S82°08'57"E	5.00'
L4	N82°08'57"W	5.00'



JORDAN ROAD



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - JORDAN ROAD						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE		VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845	
GERALD DUNCAN CAMERON 226 JORDAN ROAD BK. 2185, PG. 2654									
MAP 030J	PARCEL 26.00	PROJ. TRACT NUMBER 15	SCALE: 1"=20'	DATE: 7/9/2026	REV. NO.: 0				

**TRACT
15
MAP 030J, PARCEL 26.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 145 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 145, a distance of 12.00 feet;
Thence, South 07° 51' 03" West, 90.00 feet to the south line of said Lot 145;
Thence, North 82° 08' 57" West along said south line, 12.00 feet to the east right-of-way line of Jordan Road;
Thence, North 07° 51' 03" East along said east right-of-way line, 90.00 feet to the point of BEGINNING and containing 1080 square feet of land, more or less.

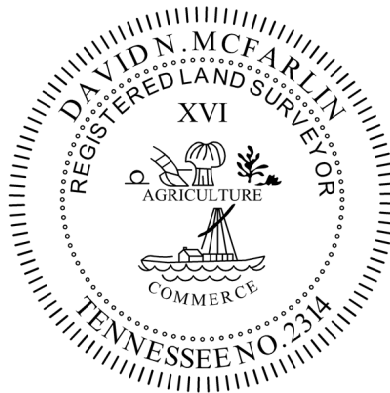
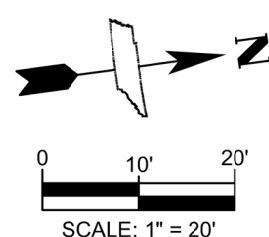
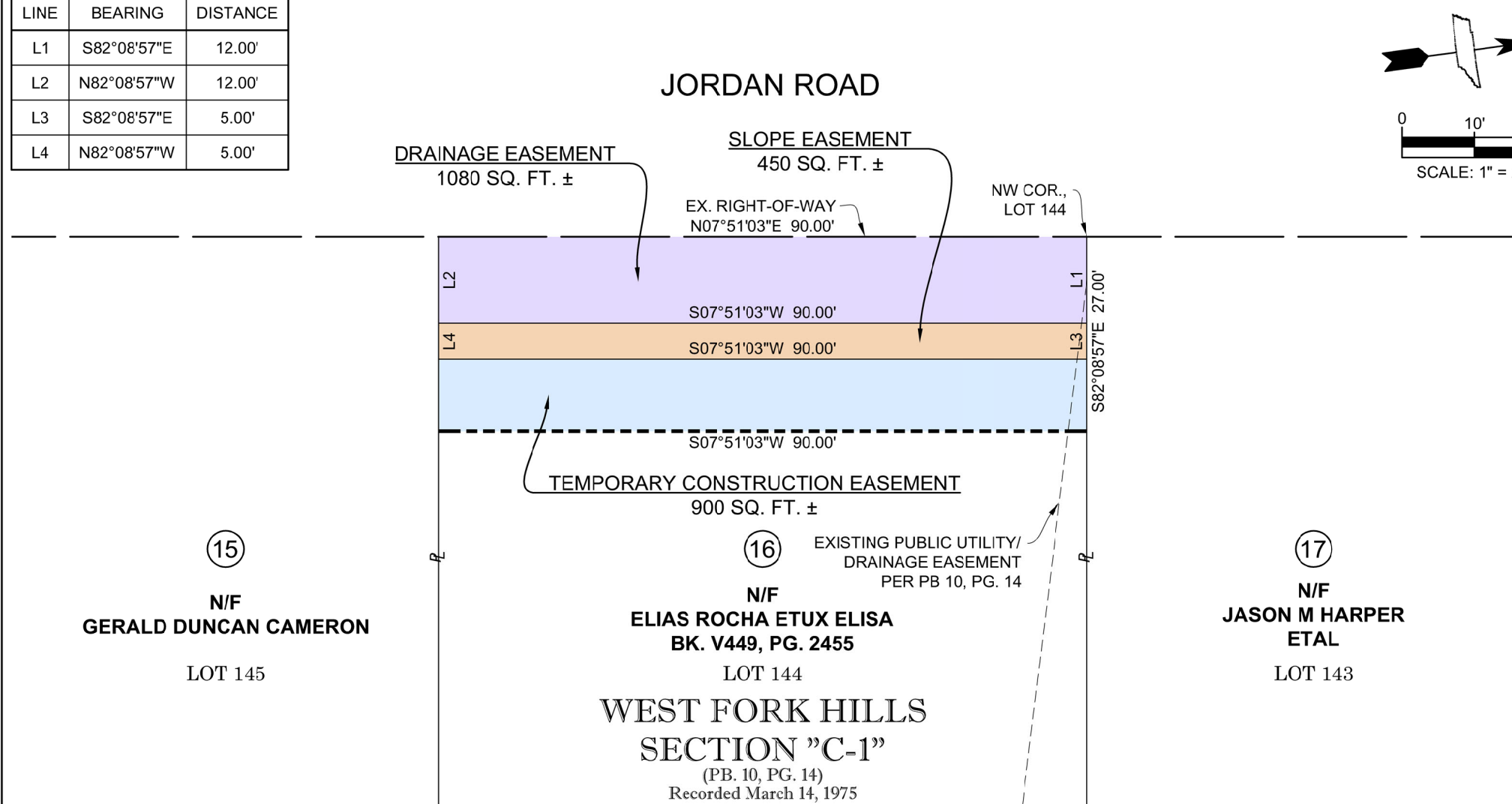
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 145 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 145, a distance of 12.00 feet to the point of BEGINNING;
Thence, continuing along said north line, South 82° 08' 57" East, 5.00 feet;
Thence, South 07° 51' 03" West, 90.00 feet to the south line of said Lot 145;
Thence, North 82° 08' 57" West along said south line, 5.00 feet;
Thence, North 07° 51' 03" East, 90.00 feet to the point of BEGINNING and containing 450 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 145 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14, said point being 27 feet, more or less from the northwest corner of said Lot 145;
Thence, South 07° 51' 03" West, 90 feet, more or less, to the south line of said Lot 145 and containing 900 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°08'57"E	12.00'
L2	N82°08'57"W	12.00'
L3	S82°08'57"E	5.00'
L4	N82°08'57"W	5.00'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - JORDAN ROAD		PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845
ELIAS ROCHA ETUX ELISA 224 JORDAN ROAD BK. V449, PG. 2455			

**TRACT
16
MAP 030J, PARCEL 27.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 144 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 144, a distance of 12.00 feet;
Thence, South 07° 51' 03" West, 90.00 feet to the south line of said Lot 144;
Thence, North 82° 08' 57" West along said south line, 12.00 feet to the east right-of-way line of Jordan Road;
Thence, North 07° 51' 03" East along said east right-of-way line, 90.00 feet to the point of BEGINNING and containing 1080 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 144 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 144, a distance of 12.00 feet to the point of BEGINNING;
Thence, continuing along said north line South 82° 08' 57" East, 5.00 feet;
Thence, South 07° 51' 03" West, 90.00 feet to the south line of said Lot 144;
Thence, North 82° 08' 57" West along said south line, 5.00 feet;
Thence, North 07° 51' 03" East, 90.00 feet to the point of BEGINNING and containing 450 square feet of land, more or less.

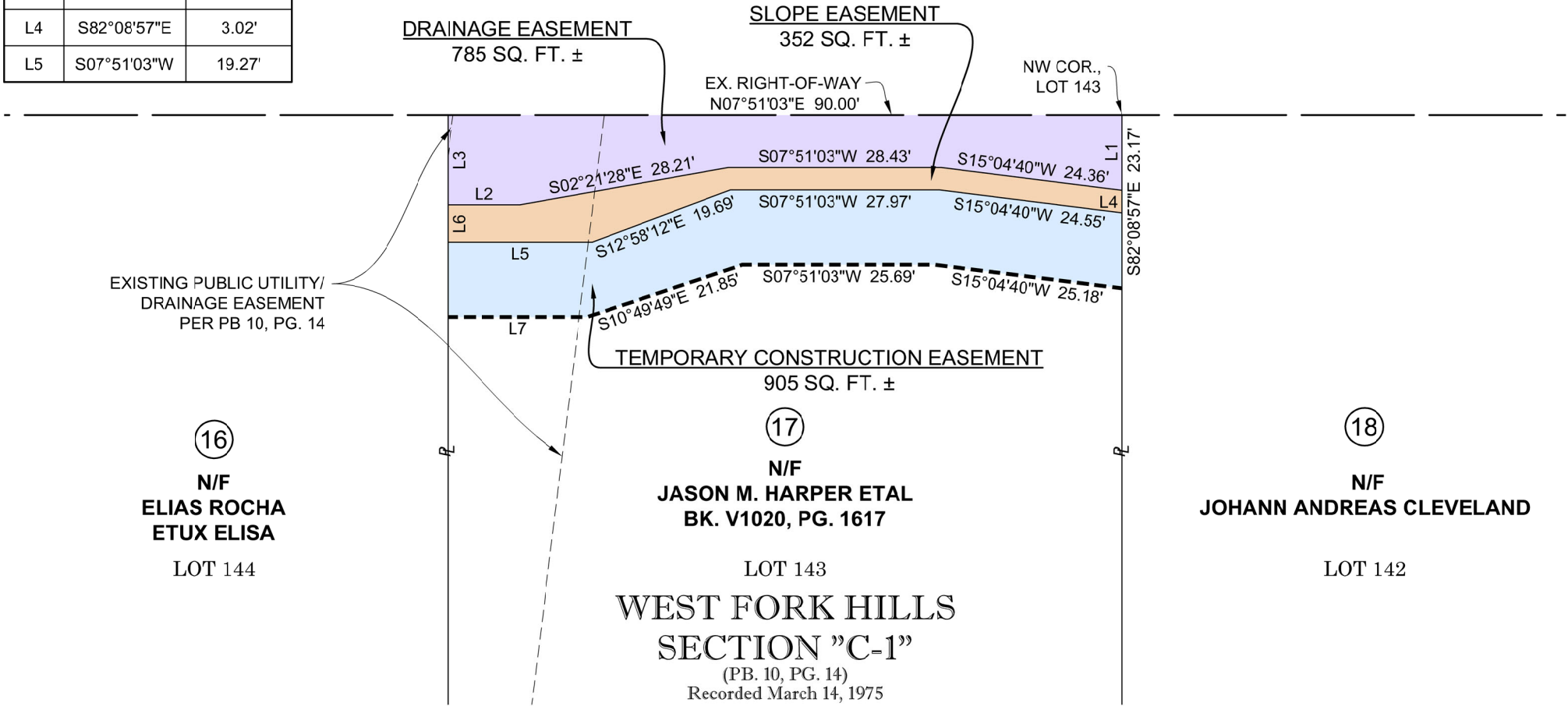
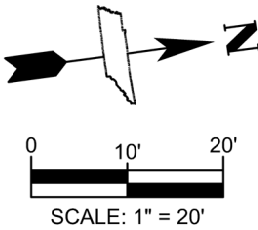
TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 144 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14, said point being 27 feet, more or less from the northwest corner of said Lot 144;
Thence, South 07° 51' 03" West, 90 feet, more or less, to the south line of said Lot 144 and containing 900 square feet of land, more or less;

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°08'57"E	10.06'
L2	S07°51'03"W	9.65'
L3	N82°08'57"W	12.00'
L4	S82°08'57"E	3.02'
L5	S07°51'03"W	19.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N82°08'57"W	5.00'
L7	S07°51'03"W	18.62'

JORDAN ROAD



- NOTES:
- 1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 - 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"

SIDEWALK CONCEPT STUDY - JORDAN ROAD

JASON M. HARPER

222 JORDAN ROAD

BK. V1020, PG. 1617

MAP 030J

PARCEL 28.00

PROJ. TRACT NUMBER 17

SCALE: 1"=20'

DATE: 7/9/2026

REV. NO.: 0

PREPARED FOR:

THE CITY OF CLARKSVILLE,

MONTGOMERY COUNTY, TENNESSEE

VOLKERT

750 OLD HICKORY BOULEVARD

SUITE 230-1

BRENTWOOD, TN 37027

618.656.1845

**TRACT
17
MAP 030J, PARCEL 28.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 143 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 143, a distance of 10.06 feet;
Thence, South 15° 04' 40" West, 24.36 feet;
Thence, South 07° 51' 03" West, 28.43 feet;
Thence, South 02° 21' 28" East, 28.21 feet;
Thence, South 07° 51' 03" West, 9.65 feet to the south line of said Lot 143;
Thence, North 82° 08' 57" West along said south line, 12.00 feet to the east right-of-way line of Jordan Road;
Thence, North 07° 51' 03" East along said east right-of-way line, 90.00 feet to the point of BEGINNING and containing 785 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 143 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 143, a distance of 10.06 feet to the point of BEGINNING;
Thence, continuing along said north line South 82° 08' 57" East, 3.02 feet;
Thence, South 15° 04' 40" West, 24.55 feet;
Thence, South 07° 51' 03" West, 27.97 feet;
Thence, South 12° 58' 12" East, 19.69 feet;
Thence, South 07° 51' 03" West, 19.27 feet to the south line of said Lot 143;
Thence, North 82° 08' 57" West along said south line, 5.00 feet;
Thence, North 07° 51' 03" East, 9.65 feet;
Thence, North 02° 21' 28" West, 28.21 feet;
Thence, North 07° 51' 03" East, 28.43 feet;
Thence, North 15° 04' 40" East, 24.36 feet to the point of BEGINNING and containing 352 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 143 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14, said point being 23 feet, more or less from the northwest corner of said Lot 143;
Thence, South 15° 04' 40" West, 25 feet, more or less;
Thence, South 07° 51' 03" West, 26 feet, more or less;
Thence, South 10° 49' 49" East, 22 feet, more or less;
Thence, South 07° 51' 03" West, 19 feet, more or less, to the south line of said Lot 143 and containing 905 square feet of land, more or less

**TRACT
18
MAP 030J, PARCEL 29.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 142 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 142, a distance of 11.00 feet;
Thence, South 07° 51' 03" West, 82.62 feet;
Thence, South 15° 04' 40" West, 7.44 feet to the south line of said Lot 142;
Thence, North 82° 08' 57" West along said south line, 10.06 feet to the east right-of-way line of Jordan Road;
Thence, North 07° 51' 03" East along said east right-of-way line, 90.00 feet to the point of BEGINNING and containing 987 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 142 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 14, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 142, a distance of 11.00 feet to the point of BEGINNING;
Thence, continuing along said north line South 82° 08' 57" East, 5.00 feet;
Thence, South 07° 51' 03" West, 67.04 feet;
Thence, South 15° 04' 40" West, 23.15 feet to the south line of said Lot 142;
Thence, North 82° 08' 57" West along said south line, 3.02 feet;
Thence, North 15° 04' 40" East, 7.44 feet;
Thence, North 07° 51' 03" East, 82.62 feet to the point of BEGINNING and containing 420 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 142 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14, said point being 25 feet, more or less from the northwest corner of said Lot 142;
Thence, South 07° 51' 03" West, 75.56 feet;
Thence, South 15° 04' 40" West, 14.56 feet; to the south line of said Lot 142 and containing 830 square feet of land, more or less.

**TRACT
19
MAP 030J, PARCEL 30.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 141 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 141, a distance of 11.00 feet;
Thence, South 07° 51' 03" West, a distance of 100.00 feet to the south line of said Lot 141;
Thence, North 82° 08' 57" West along said south line, a distance of 11.00 feet to the east right-of-way line of Jordan Road;
Thence, North 07° 51' 03" East along said east right-of-way line, a distance of 100.00 feet to the point of BEGINNING and containing 1100 square feet of land, more or less.

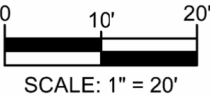
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 141 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 10, page 14;
Thence, South 82° 08' 57" East along the north line of said Lot 141, a distance of 11.00 feet to the point of BEGINNING;
Thence, continuing along said north line South 82° 08' 57" East, a distance of 4.00 feet;
Thence, South 07° 51' 03" West, a distance of 6.05 feet;
Thence, South 02° 04' 12" West, a distance of 9.93 feet;
Thence, South 07° 51' 03" West, a distance of 84.07 feet to the south line of said Lot 141;
Thence, North 82° 08' 57" West along said south line, a distance of 5.00 feet;
Thence, North 07° 51' 03" East, a distance of 100.00 feet to the point of BEGINNING and containing 489 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the north line of Lot 141 of West Fork Hills Section "C-1", recorded March 14, 1975 in plat book 14, page 14, said point being a distance of 25 feet, more or less from the northwest corner of said Lot 141;
Thence, South 07° 51' 03" West, a distance of 100 feet, more or less, to the south line of said Lot 141 and containing 911 square feet of land, more or less.

JORDAN ROAD



- NOTES:
- 1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 - 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EX. RIGHT-OF-WAY

EX. 20'w DRAINAGE & UTILITY ESMT,
PER PB. 13, PG. 623

TEMPORARY CONSTRUCTION EASEMENT

548 SQ. FT. ±

5'

EX. 5'w DRAINAGE & UTILITY ESMT,
PER PB. 13, PG. 623

(19)

N/F
RAYMOND MELLO ETUX

LOT 141

WEST FORK HILLS
SECTION "C-1"
(PB. 10, PG. 14)
Recorded March 14, 1975

(20)

N/F
ROBERT L. THOMPSON
BK. V858, PG. 1878
LOT 140

REPLAT OF WEST FORK HILLS
SECTION "C-1" LOT 140 AND
FINAL PLAT OF SECTION "C-3"
LOTS 171 AND 172

(PB. 13, PG. 623)
Recorded July 29, 1997

(21)

N/F
MICHAEL ALVIN LAY

LOT 171

EXHIBIT "A"

SIDEWALK CONCEPT STUDY - JORDAN ROAD

ROBERT L. THOMPSON
216 JORDAN ROAD
BK. V858, PG. 1878

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT

750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

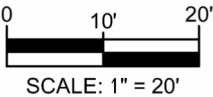
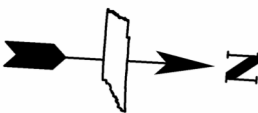
MONTGOMERY COUNTY
JORDAN ROAD ()

**TRACT
20
MAP 030J, PARCEL 31.00**

TEMPORARY CONSTRUCTION EASEMENT

Being an area five (5) feet in width, parallel to and adjoining the existing drainage and utility easement, as shown on the "Replat of west Fork Hills Section "C-1" lot 140 and Final Plat of Section "C-3" Lots 171 & 172," as recorded in the Montgomery County Recorder's Office, in plat book 13, page 623, and containing 548 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°02'35"E	2.90'
L2	N81°44'02"W	6.47'
L3	S89°02'35"E	2.02'
L4	N81°44'02"W	6.04'



JORDAN ROAD

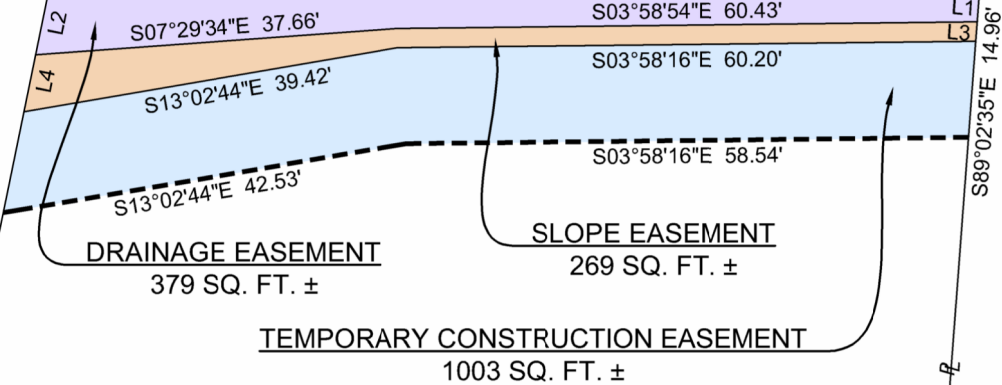
EX. RIGHT-OF-WAY
N03°19'13"W 96.90'

NW COR.,
TRACT

(22)
N/F
DONALD R BLOSSOM

LOT 172

REPLAT OF
WEST FORK HILLS
SECTION "C-1" LOT 140
AND FINAL PLAT OF
SECTION "C-3"
LOTS 171 AND 172
(PB. 13, PG. 623)
Recorded July 29, 1997



(24)
N/F
LARUE HARPER SR

LOT 7

WEST FORK HILLS
SECTION "A"
(PB. 8, PG. 9)
Recorded March 20, 1964



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

(23)
N/F
SERGIO GUEVARA
BK. 2086, PG. 846

EXHIBIT "A"					
SIDEWALK CONCEPT STUDY - JORDAN ROAD					
SERGIO GUEVARA 206 JORDAN ROAD BK. 2086, PG. 846					
MAP 030J	PARCEL 32.00	PROJ. TRACT NUMBER 23	SCALE: 1"=20'	DATE: 7/10/2026	REV. NO.: 0

PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845

**TRACT
23
MAP 030J, PARCEL 32.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of a tract of land conveyed to Sergio Guevara, as recorded in the Montgomery County Recorder of Deeds in book 2086, page 846;
Thence, South 89° 02' 35" East along the north line of said tract, a distance of 2.90 feet;
Thence, South 03° 58' 54" East, a distance of 60.43 feet;
Thence, South 07° 29' 34" East, a distance of 37.66 feet to the south line of said tract;
Thence, North 81° 44' 02" West along said south line, a distance of 6.47 feet to the east right-of-way line of Jordan Road;
Thence, North 03° 19' 13" West along said east right-of-way line, a distance of 96.90 feet to the point of BEGINNING and containing 379 square feet of land, more or less.

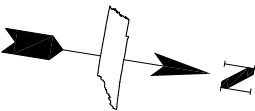
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of a tract of land conveyed to Sergio Guevara, as recorded in the Montgomery County Recorder of Deeds in book 2086, page 84;
Thence, South 89° 02' 35" East along the north line of said tract, a distance of 2.90 feet to the point of BEGINNING;
Thence, continuing along said north line South 89° 02' 35" East, a distance of 2.02 feet;
Thence, South 03° 58' 16" East, a distance of 60.20 feet;
Thence, South 13° 02' 44" East, a distance of 39.42 feet to the south line of said tract;
Thence, North 81° 44' 02" West along said south line, a distance of 6.04 feet;
Thence, North 07° 29' 34" West, a distance of 37.66 feet;
Thence, North 03° 58' 54" West, a distance of 60.43 feet to the point of BEGINNING and containing 269 square feet of land, more or less.

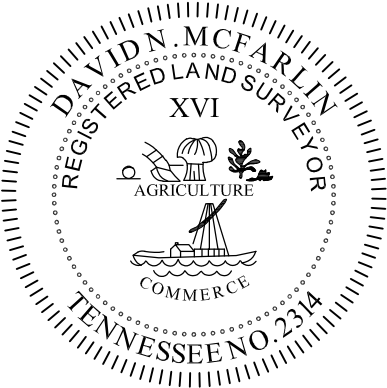
TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
beginning at a point on the north line of a tract of land conveyed to Sergio Guevara, as recorded in the Montgomery County Recorder of Deeds in book 2086, page 84, a distance of 15 feet, more or less, from the northwest corner of said tract;
Thence, South 03° 58' 16" East, a distance of 59 feet, more or less;
Thence, South 13° 02' 44" East, a distance of 43 feet to the south line of said tract and containing 1003 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°11'04"E	7.08'
L2	N89°02'35"W	2.87'
L3	N87°11'04"E	2.00'
L4	N89°02'35"W	2.02'
L5	S89°02'35"E	14.98'



SCALE: 1" = 20'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

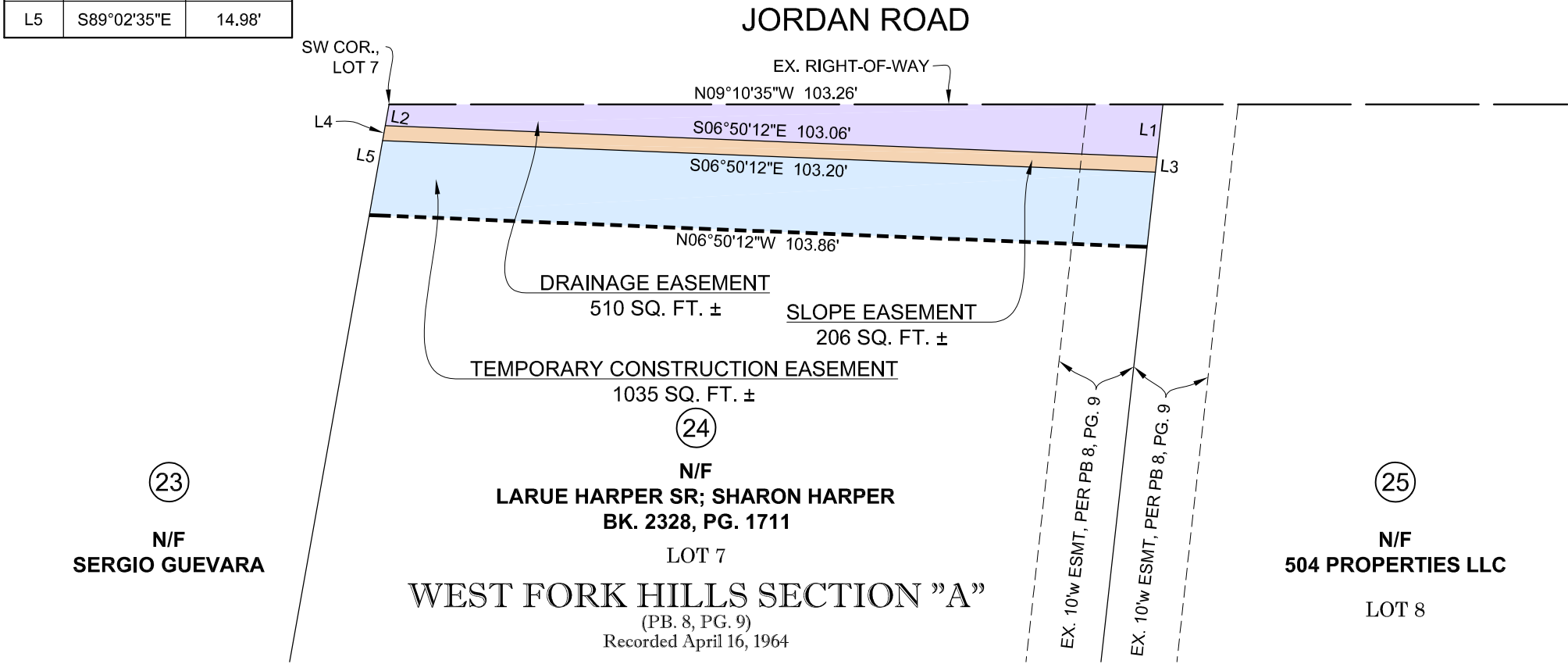


EXHIBIT "A"					
SIDEWALK CONCEPT STUDY - JORDAN ROAD					
LARUE HARPER SR; SHARON HARPER 204 JORDAN ROAD BK. 2328, PG. 1711					
MAP 030J	PARCEL 33.00	PROJ. TRACT NUMBER 24	SCALE: 1"=20'	DATE: 7/14/2026	REV. NO.: 0

PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE

VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845

**TRACT
24
MAP 030J, PARCEL 33.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 7 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 9;
Thence, North 09° 10' 35" West along the east right-of-way line of Jordan Road, a distance of 103.26 feet to the north line of said Lot 7;
Thence, North 87° 11' 04" East along said north line, a distance of 7.08 feet;
Thence, South 06° 50' 12" East, a distance of 103.06 feet to the south line of said Lot 7;
Thence, North 89° 02' 35" West along said south line, a distance of 2.87 feet to the point of BEGINNING and containing 510 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

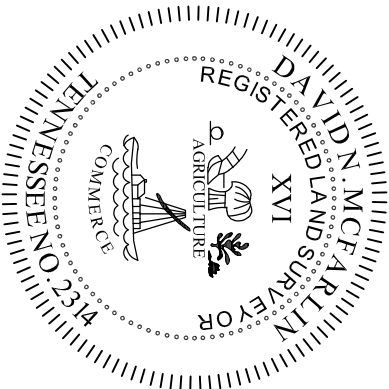
COMMENCING at the southwest corner of Lot 7 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 9;
Thence, South 89° 02' 35" East along the south line of said Lot 7, a distance of 2.87 feet to the point of BEGINNING;
Thence, North 06° 50' 12" West, a distance of 103.06 feet to the north line of said Lot 7;
Thence, North 87° 11' 04" East along said north line, a distance of 2.00 feet;
Thence, South 06° 50' 12" East, a distance of 103.20 feet to the south line of said Lot 7;
Thence, North 89° 02' 35" West along said south line, a distance of 2.02 feet to the point of BEGINNING and containing 206 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the south line of Lot 7 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 8, said point being a distance of 15 feet, more or less from the southwest corner of said Lot 7;
Thence, North 06° 50' 12" West, a distance of 104 feet, more or less to the north line of said Lot 7 and containing 1035 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°11'04"W	7.08'
L2	S87°11'04"W	2.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	25.22'	15.00'	S40°14'34"W	22.35'
C2	42.05'	25.00'	N39°00'25"E	37.26'
C3	22.15'	13.00'	S40°54'05"W	19.57'
C4	5.11'	3.00'	S40°53'51"W	4.51'



NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.

2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

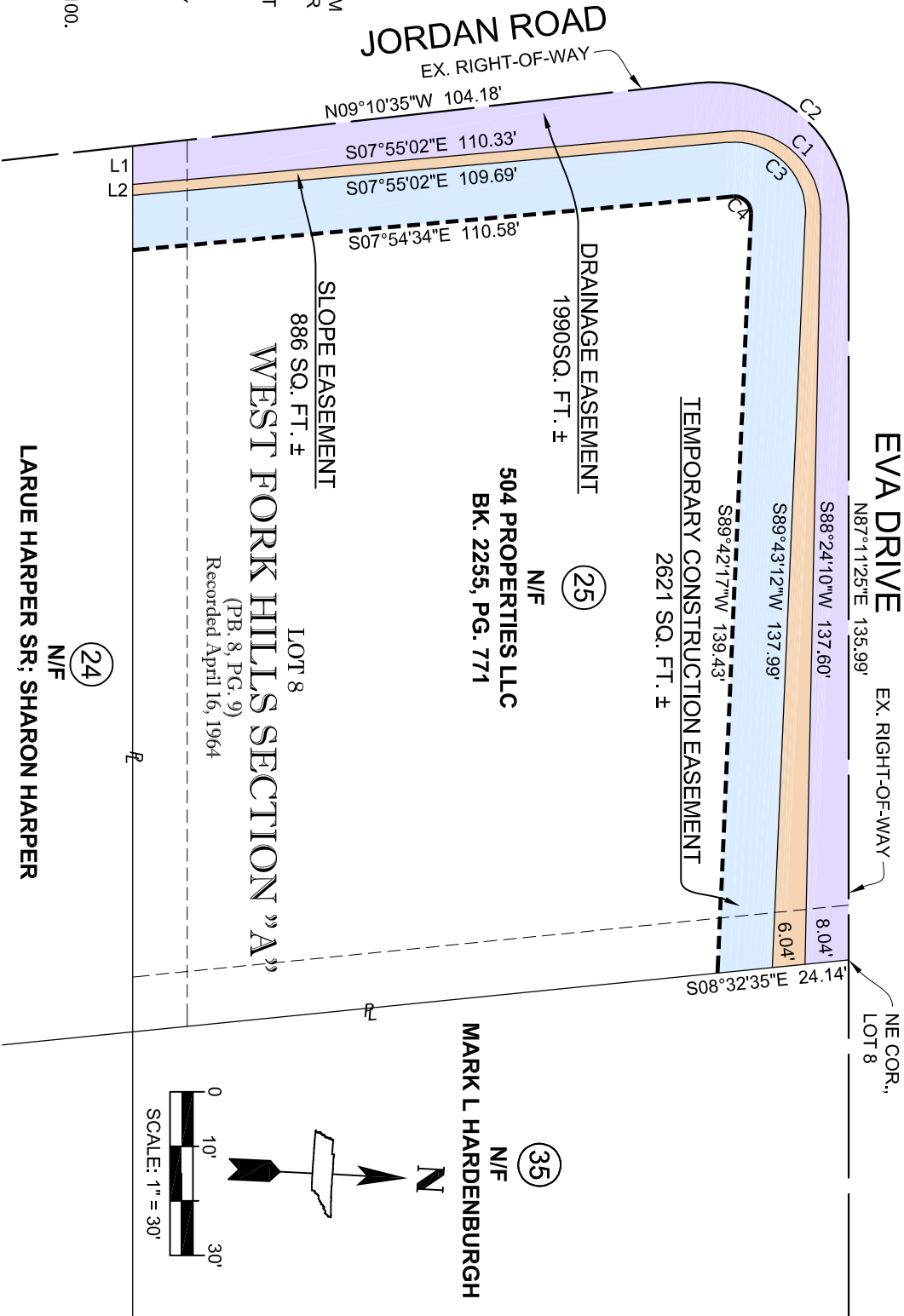


EXHIBIT "A"

SIDEWALK CONCEPT STUDY - JORDAN ROAD

504 PROPERTIES LLC
202 JORDAN ROAD
BK. 2255, PG. 771

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
615.656.1845

**TRACT
25
MAP 030J, PARCEL 34.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northeast corner of Lot 8 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 9;
Thence, South 08° 32' 35" East along the east line of said Lot 8, a distance of 8.04 feet;
Thence, South 88° 24' 10" West, 137.60 feet;
Thence, 25.22 feet, along a curve to the left, having a radius of 15.00 feet, the chord of said curve bears South 40° 14' 34" West, 22.35 feet;
Thence, South 07° 55' 02" East, 110.33 feet to the south line of said Lot 8;
Thence, South 87° 11' 04" West along said south line, 7.08 feet to the east right-of-way line of Jordan Road;
Thence, North 09° 10' 35" West along said east right-of-way line, 104.18 feet;
Thence, 42.05 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 39° 00' 25" East, 37.26 feet to the south right-of-way line of Eva Drive;
Thence, North 87° 11' 25" East along said south right-of-way line, 135.99 feet to the point of BEGINNING and containing 1990 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

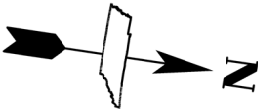
COMMENCING at the northeast corner of Lot 8 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 9;
Thence South 08° 32' 35" East along the east line of Lot 8, a distance of 8.04 feet to the point of BEGINNING;
Thence, continuing South 08° 32' 35" East along said east line, 6.04 feet;
Thence, South 89° 43' 12" West, 137.99 feet;
Thence, 22.15 feet, along a curve to the left, having a radius of 13.00 feet, the chord of said curve bears South 40° 54' 05" West, 19.57 feet;
Thence, South 07° 55' 02" East, 109.69 feet to the south line of said Lot 8;
Thence, South 87° 11' 04" West along said south line, 2.00 feet;
Thence, North 07° 55' 02" West, 110.33 feet;
Thence, 25.22 feet, along a curve to the right, having a radius of 15.00 feet, the chord of said curve bears North 40° 14' 34" East, 22.35 feet;
Thence, North 88° 24' 10" East, 137.60 feet to the point of BEGINNING and containing 886 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

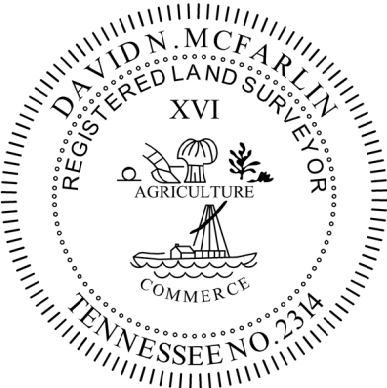
Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the east line of Lot 8 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 9, a distance of 24 feet, more or less from the northeast corner of said Lot 8;
Thence, South 89° 42' 17" West, 139 feet, more or less;
Thence, 5 feet, more or less along a curve to the left, having a radius of 3.00 feet, the chord of said curve bears South 40° 53' 51" West, 5 feet;
Thence, South 07° 54' 34" East, 111 feet, more or less to the south line of said Lot 8 and containing 2621 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°12'10"E	10.00'
L2	N87°12'10"E	5.08'
L3	S08°32'35"E	22.09'
L4	S08°32'35"E	22.54'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	10.07'	25.00'	N20°04'48"W	10.00'



SCALE: 1" = 20'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

JORDAN ROAD

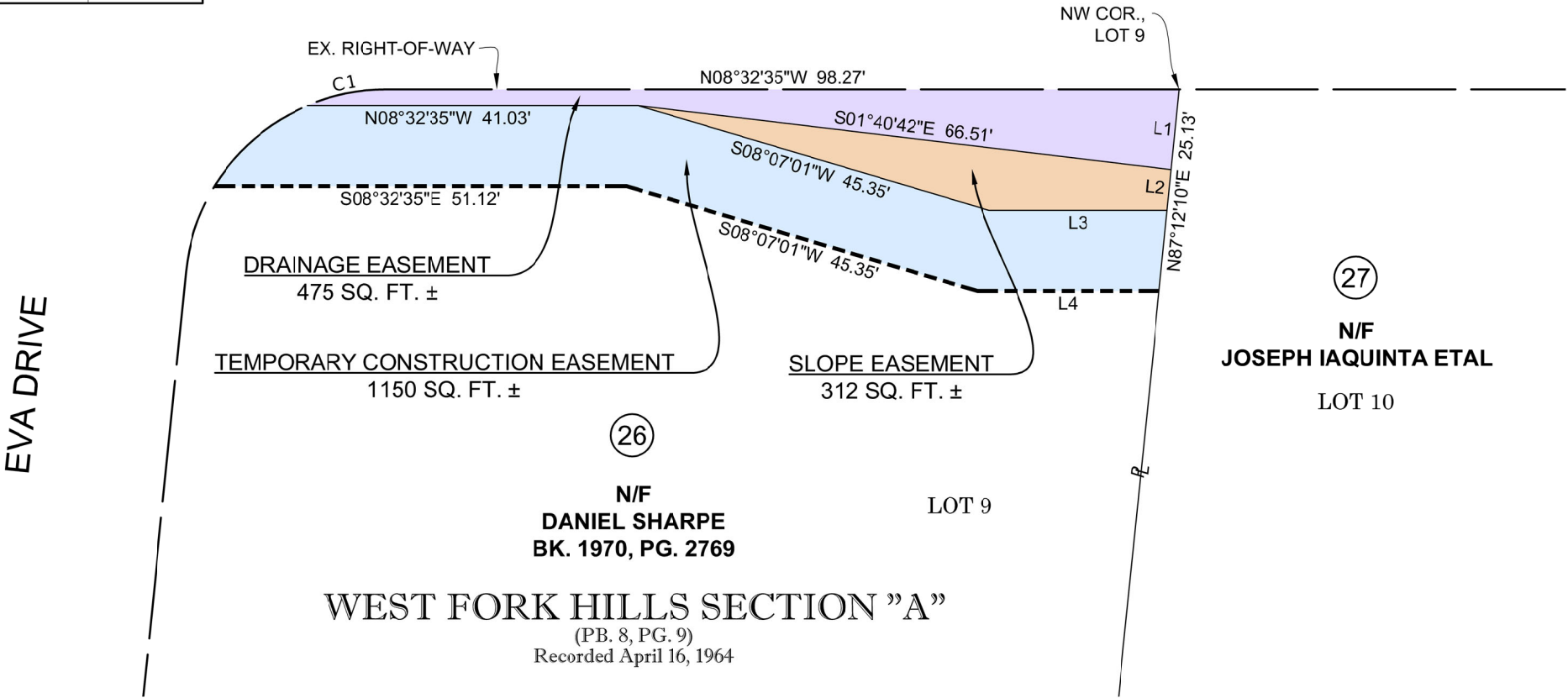


EXHIBIT "A"				
SIDEWALK CONCEPT STUDY - JORDAN ROAD				
DANIEL SHARPE 116 JORDAN ROAD BK. 1970, PG. 2769				
MAP 030H	PARCEL 09.00	PROJ. TRACT NUMBER 26	SCALE: 1"=20'	DATE: 7/9/2026
REV. NO.: 0				

PREPARED FOR:	
THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	

VOLKERT	
750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845	

**TRACT
26
MAP 030H, PARCEL 09.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 9 of West Fork Hills Section "A", recorded April 16th, 1964 in plat book 8, page 9;
Thence, North 87° 12' 10" East along the north line of said Lot 9, a distance of 10.00 feet;
Thence, South 01° 40' 42" East, a distance of 66.51 feet;
Thence, South 08° 32' 35" East, a distance of 41.03 feet to the east right-of-way line of Jordan Road;
Thence along said east right-of-way line the following two (2) calls;
Thence, a distance of 10.07 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 20° 04' 48" West, 10.00 feet;
Thence, North 08° 32' 35" West, a distance of 98.27 feet to the point of BEGINNING and containing 475 square feet of land, more or less.

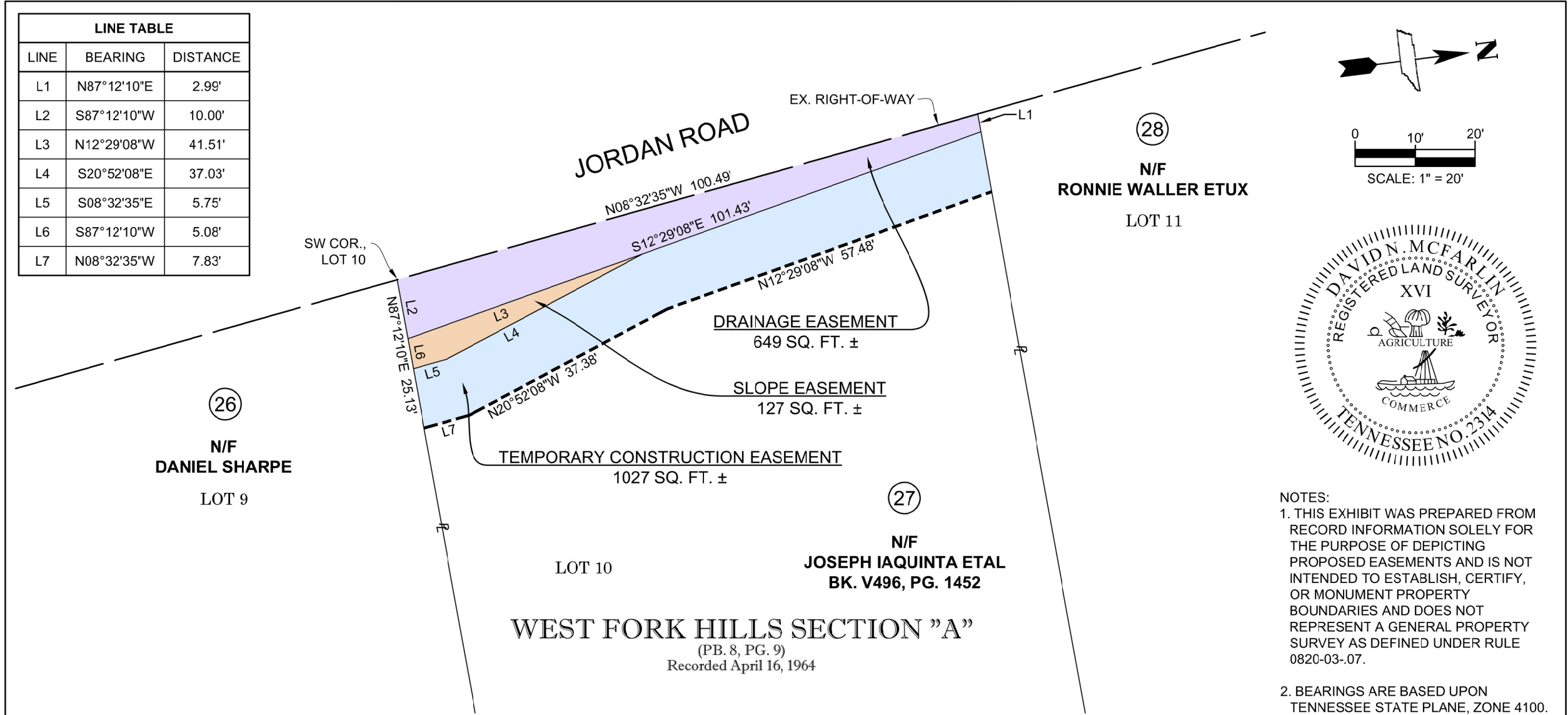
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 9 of West Fork Hills Section "A", recorded April 16th, 1964 in plat book 8, page 9;
Thence, North 87° 12' 10" East along the north line of said Lot 9, a distance of 10.00 feet to the point of BEGINNING;
Thence, North 87° 12' 10" East along said north line, a distance of 5.08 feet;
Thence, South 08° 32' 35" East, a distance of 22.09 feet;
Thence, South 08° 07' 01" West, a distance of 45.35 feet;
Thence, North 01° 40' 42" West, a distance of 66.51 feet to the point of BEGINNING and containing 312 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
beginning at a point on the north line of Lot 9 of West Fork Hills Section "A", recorded April 16th, 1964 in plat book 8, page 9, a distance of 25 feet, more or less from the northwest corner of said Lot 9;
Thence, South 08° 32' 35" East, a distance of 23 feet, more or less; Thence, South 08° 07' 01" West, a distance of 45 feet, more or less; Thence, South 08° 32' 35" East, a distance of 51 feet, more or less to the south line of said Lot 9 and containing 1150 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°12'10"E	2.99'
L2	S87°12'10"W	10.00'
L3	N12°29'08"W	41.51'
L4	S20°52'08"E	37.03'
L5	S08°32'35"E	5.75'
L6	S87°12'10"W	5.08'
L7	N08°32'35"W	7.83'



NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - JORDAN ROAD						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE		VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 615.656.1845	
JOSEPH IAQUINTA ETAL 114 JORDAN ROAD BK. V496, PG. 1452									
MAP 030H	PARCEL 10.00	PROJ. TRACT NUMBER 27	SCALE: 1"=20'	DATE: 7/9/2026	REV. NO.: 0				

**TRACT
27
MAP 030H, PARCEL 10.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 10 of West Fork Hills Section "A", recorded April 16th, 1964 in plat book 8, page 9;
Thence, North 08° 32' 35" West along the east right-of-way line of Jordan Road a distance of 100.49 feet to the north line of said Lot 10;
Thence, North 87° 12' 10" East along said north line, a distance of 2.99 feet;
Thence, South 12° 29' 08" East, a distance of 101.43 feet to the south line of said Lot 10;
Thence, South 87° 12' 10" West along said south line, a distance of 10.00 feet to the point of BEGINNING and containing 649 square feet of land, more or less.

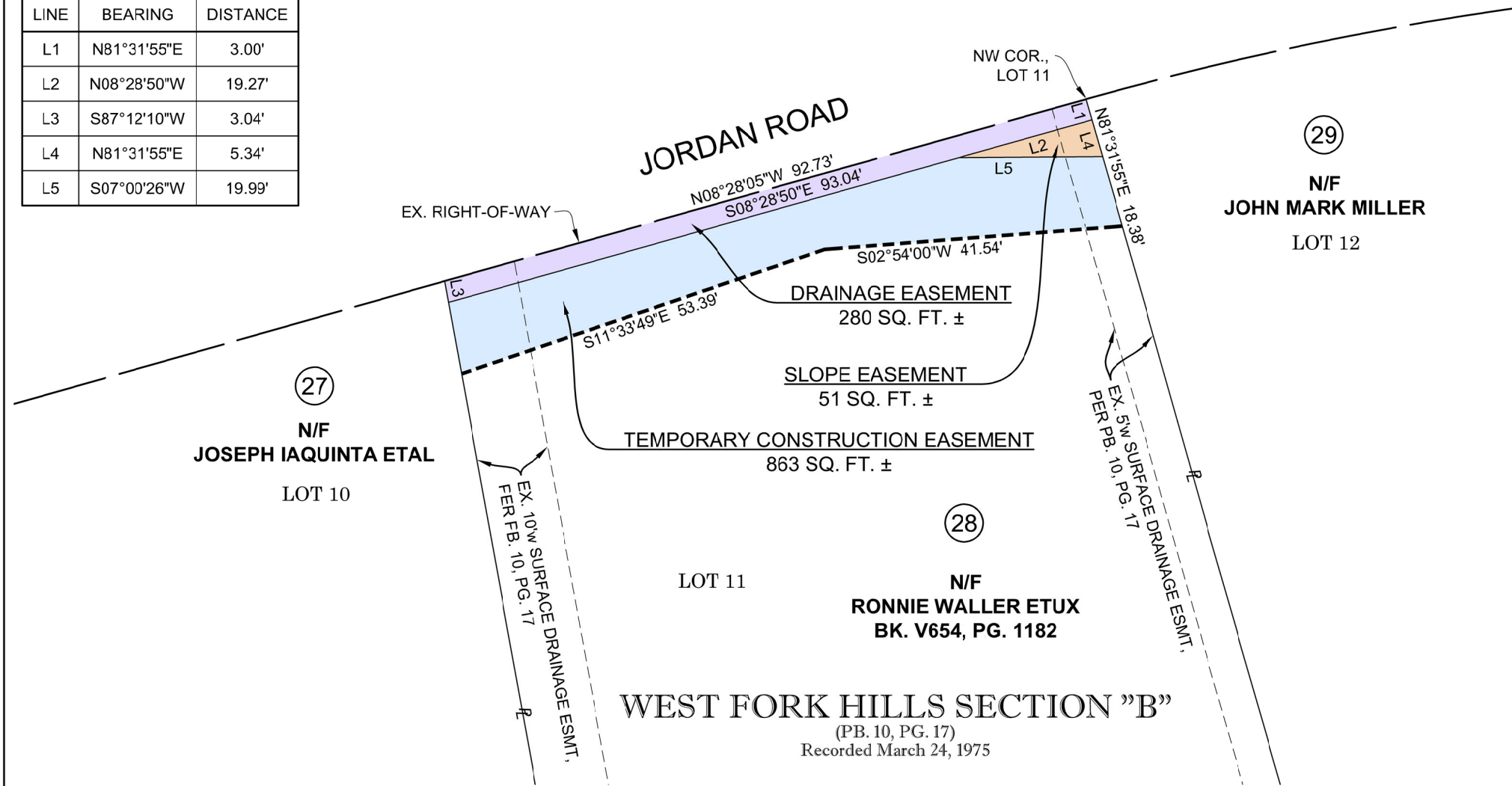
PERMANENT SLOPE EASEMENT

COMMENCING at the southwest corner of Lot 10 of West Fork Hills Section "A", recorded April 16th, 1964 in plat book 8, page 9;
Thence, North 87° 12' 10" East along the south line of said Lot 10 a distance of 10.00 feet to the point of BEGINNING;
Thence, North 12° 29' 08" West, a distance of 41.51 feet;
Thence, South 20° 52' 08" East, a distance of 37.03 feet;
Thence, South 08° 32' 35" East, a distance of 5.75 feet to said south line;
Thence, South 87° 12' 10" West along said south line, 5.08 feet to the point of BEGINNING and containing 127 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
beginning at a point on the south line of Lot 10 of West Fork Hills Section "A", recorded April 16th, 1964 in plat book 8, page 9, said point being a distance of 25 feet, more or less, from the southwest corner of said Lot 10;
Thence, North 08° 32' 35" West, a distance of 8 feet, more or less; Thence, North 20° 52' 08" West, a distance of 37 feet, more or less; Thence, North 12° 29' 08" West, a distance of 57 feet, more or less to the north line of said Lot 10 and containing 1027 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°31'55"E	3.00'
L2	N08°28'50"W	19.27'
L3	S87°12'10"W	3.04'
L4	N81°31'55"E	5.34'
L5	S07°00'26"W	19.99'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - JORDAN ROAD						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE		VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 615.656.1845	
RONNIE WALLER ETUX 112 JORDAN ROAD BK. V654, PG. 1182									
MAP 030H	PARCEL 11.00	PROJ. TRACT NUMBER 28	SCALE: 1"=20'	DATE: 7/13/2026	REV. NO.: 0				

**TRACT
28
MAP 030H, PARCEL 11.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 11 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, North 81° 31' 55" East along the north line of said Lot 11, a distance of 3.00 feet;
Thence, South 08° 28' 50" East, a distance of 93.04 feet to the south line of said Lot 11;
Thence, South 87° 12' 10" West along said south line, a distance of 3.04 feet to the east right-of-way of Jordan Road;
Thence, North 08° 28' 05" West along said east right-of-way line, a distance of 92.73 feet to the point of BEGINNING and containing 280 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

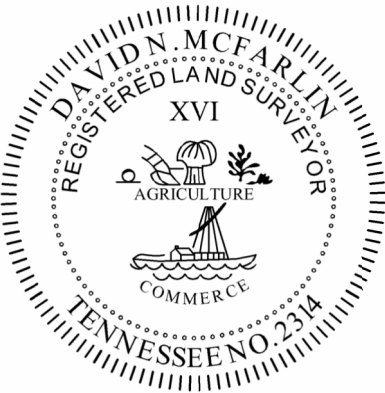
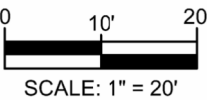
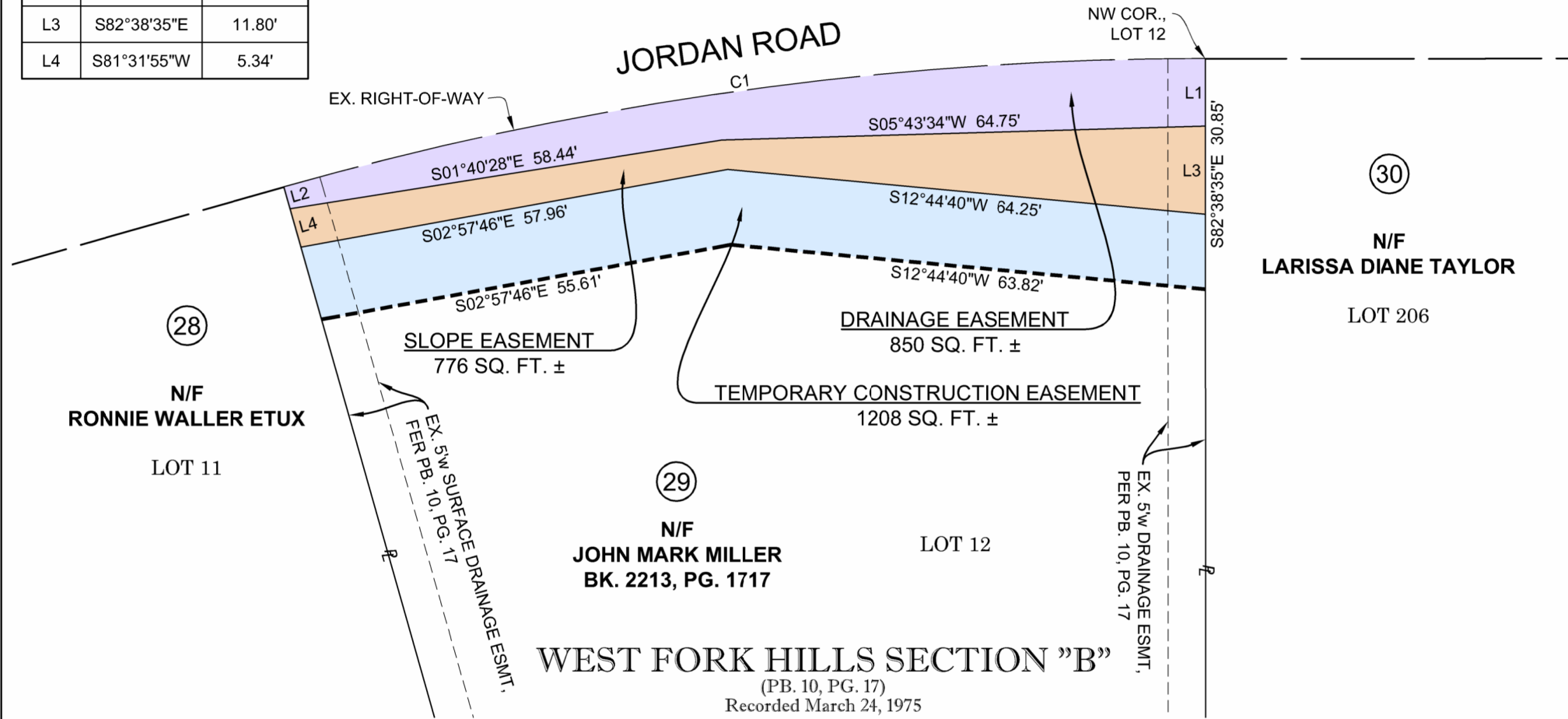
COMMENCING at the northwest corner of Lot 11 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, North 81° 31' 55" East along the north line of said Lot 11, a distance of 3.00 feet to the point of BEGINNING;
Thence, continuing along said north line North 81° 31' 55" East, a distance of 5.34 feet;
Thence, South 07° 00' 26" West, a distance of 19.99 feet;
Thence, North 08° 28' 50" West, a distance of 19.27 feet to the point of BEGINNING and containing 51 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
beginning at a point on the north line of Lot 11 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17, said point being a distance of 18 feet, more or less, from the northwest corner of said Lot 11;
Thence, South 02° 54' 00" West, a distance of 42 feet, more or less; Thence, South 11° 33' 49" East, a distance of 53 feet, more or less, to the south line of said Lot 11 and containing 863 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°38'35"E	9.00'
L2	S81°31'55"W	3.00'
L3	S82°38'35"E	11.80'
L4	S81°31'55"W	5.34'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	124.84'	452.00'	N00°33'19"W	124.45'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - JORDAN ROAD		PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845
JOHN MARK MILLER 110 JORDAN ROAD BK. 2213, PG. 1717			
MAP 030H	PARCEL 12.00	PROJ. TRACT NUMBER 29	SCALE: 1"=20'
DATE: 7/13/2026		REV. NO.: 0	

**TRACT
29
MAP 030H, PARCEL 12.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 12 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, South 82° 38' 35" East along the north line of said Lot 12, a distance of 9.00 feet;
Thence, South 05° 43' 34" West, a distance of 64.75 feet;
Thence, South 01° 40' 28" East, a distance of 58.44 feet to the south line of said Lot 12;
Thence, South 81° 31' 55" West along the south line of said Lot 12, a distance of 3.00 feet to the east right-of-way line of Jordan Road;
Thence, a distance of 124.84 feet, along said east right-of-way line being a curve to the right, having a radius of 452.00 feet, the chord of said curve bears North 00° 33' 19" West 124.45 feet, to the point of BEGINNING and containing 850 square feet of land, more or less.

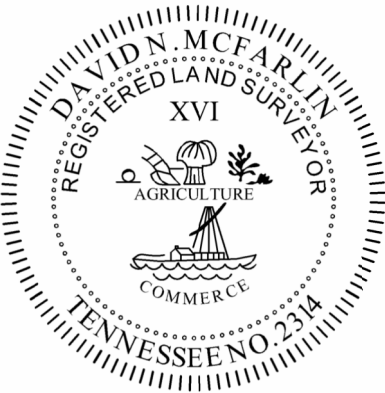
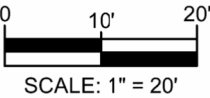
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 12 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, South 82° 38' 35" East along the north line of said Lot 12, a distance of 9.00 feet to the point of BEGINNING;
Thence, continuing along said north line South 82° 38' 35" East, a distance of 11.80 feet;
Thence, South 12° 44' 40" West, a distance of 64.25 feet;
Thence, South 02° 57' 46" East, a distance of 57.96 feet to the south line of said Lot 12;
Thence, South 81° 31' 55" West, along said south line a distance of 5.34 feet;
Thence, North 01° 40' 28" West, a distance of 58.44 feet;
Thence, North 05° 43' 34" East, a distance of 64.75 feet to the point of BEGINNING and containing 776 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
Beginning at a point on the north line of Lot 12 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17, said point being a distance of 31 feet, more or less, from the northwest corner of said Lot 12;
Thence, South 12° 44' 40" West, a distance of 64 feet, more or less;
Thence, South 02° 57' 46" East, a distance of 56 feet, more or less, to the south line of said Lot 12 and containing 1208 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°38'35"E	9.00'
L2	N82°38'35"W	9.00'
L3	S82°38'35"E	5.77'
L4	N82°38'35"W	11.80'



- NOTES:
- 1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 - 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

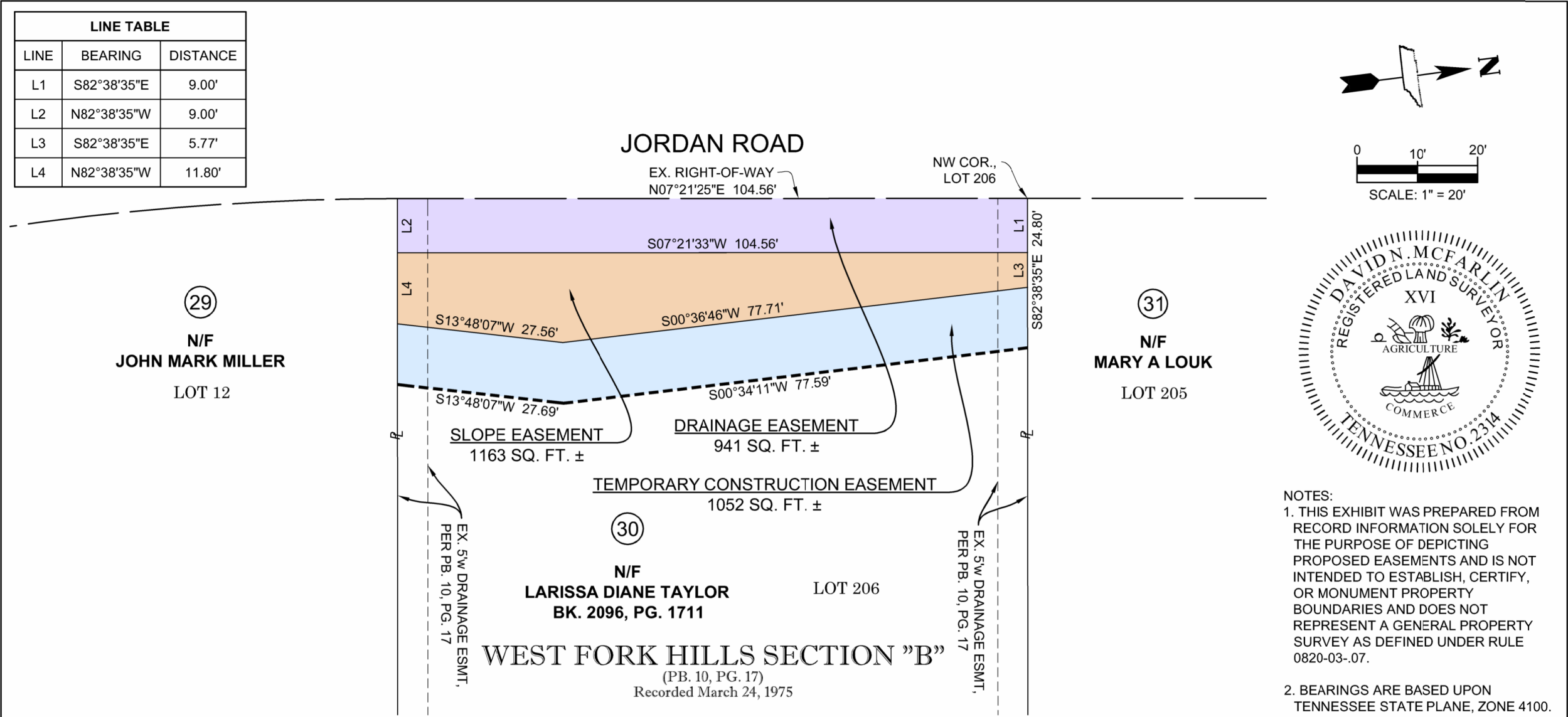


EXHIBIT "A"
SIDEWALK CONCEPT STUDY - JORDAN ROAD

LARISSA DIANE TAYLOR
108 JORDAN ROAD
BK. 2096, PG. 1711

MAP 030H	PARCEL 13.00	PROJ. TRACT NUMBER 30	SCALE: 1"=20'	DATE: 7/9/2026	REV. NO.: 0
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PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

**TRACT
30
MAP 030H, PARCEL 13.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 206 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, South 82° 38' 35" East along the north line of said Lot 206, a distance of 9.00 feet;
Thence, South 07° 21' 33" West, a distance of 104.56 feet to the south line of said Lot 206;
Thence, North 82° 38' 35" West along said south line, a distance of 9.00 to the east right-of-way line of Jordan Road;
Thence, North 07° 21' 25" East along said east right-of-way line, a distance of 104.56 feet to the point of BEGINNING and containing 941 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

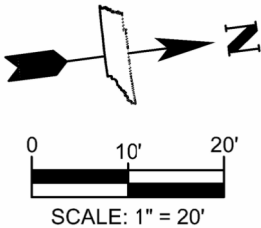
COMMENCING at the northwest corner of Lot 206 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, South 82° 38' 35" East along the north line of said Lot 206, a distance of 9.00 feet to the point of BEGINNING;
Thence, continuing along said north line South 82° 38' 35" East, a distance of 5.77 feet;
Thence, South 00° 36' 46" West, a distance of 77.71 feet;
Thence, South 13° 48' 07" West, a distance of 27.56 feet to the south line of said Lot 206;
Thence, North 82° 38' 35" West along said south line, a distance of 11.80 feet;
Thence, North 07° 21' 33" East, a distance of 104.56 feet to the point of BEGINNING and containing 1163 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
Beginning at a point on the north line of Lot 206 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17, said point being a distance of 25 feet, more or less, from the northwest corner of said Lot 206;
Thence, South 00° 34' 11" West, a distance of 78 feet, more or less;
Thence, South 13° 48' 07" West, a distance of 28 feet, more or less, to the south line of said Lot 206 and containing 1052 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°38'35"E	8.56'
L2	S08°52'47"W	17.66'
L3	N82°38'35"W	9.00'
L4	S82°38'35"E	5.71'
L5	S06°47'35"W	17.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N82°38'35"W	5.77'
L8	S06°47'35"W	18.42'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

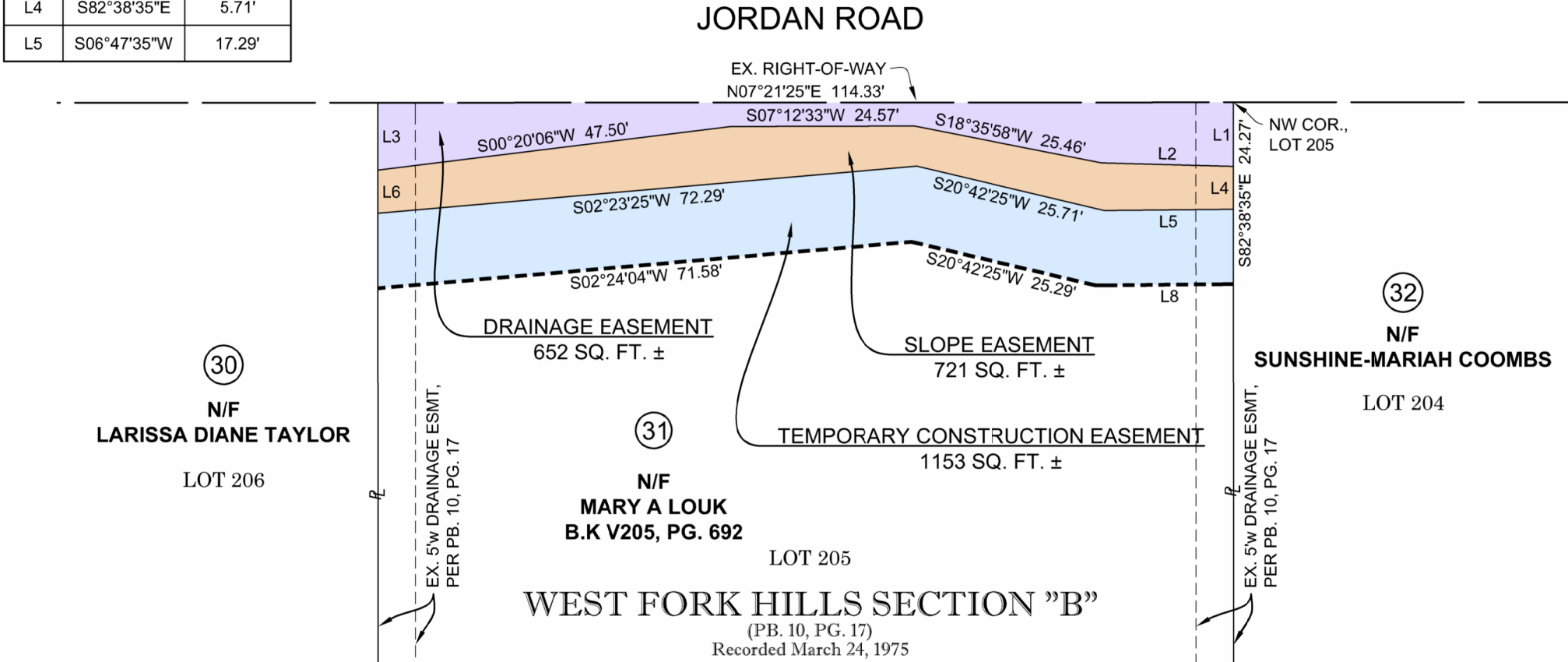


EXHIBIT "A"				
SIDEWALK CONCEPT STUDY - JORDAN ROAD				
MARY A LOUK 106 JORDAN ROAD BK. V205, PG. 692				
MAP 030H	PARCEL 14.00	PROJ. TRACT NUMBER 31	SCALE: 1"=20'	DATE: 7/8/2026
REV. NO.: 0				

PREPARED FOR:	
THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	

VOLKERT	
750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845	

**TRACT
31
MAP 030H, PARCEL 14.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 205 of West Folk Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, South 82° 38' 35" East along the north line of said Lot 205, a distance of 8.56 feet;
Thence, South 08° 52' 47" West, a distance of 17.66 feet;
Thence, South 18° 35' 58" West, a distance of 25.46 feet;
Thence, South 07° 12' 33" West, a distance of 24.57 feet;
Thence, South 00° 20' 06" West, a distance of 47.50 feet to the south line of said lot 205;
Thence, North 82° 38' 35" West along said south line, a distance of 9.00 feet to east right-of-way line of Jordan Road;
Thence, North 07° 21' 25" East along said east right-of-way line a distance of 114.33 feet to the point of BEGINNING and containing 652 square feet of land, more or less.

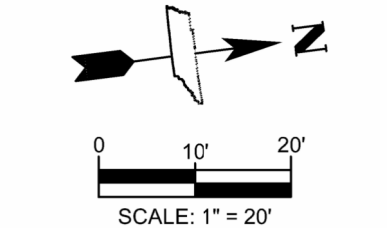
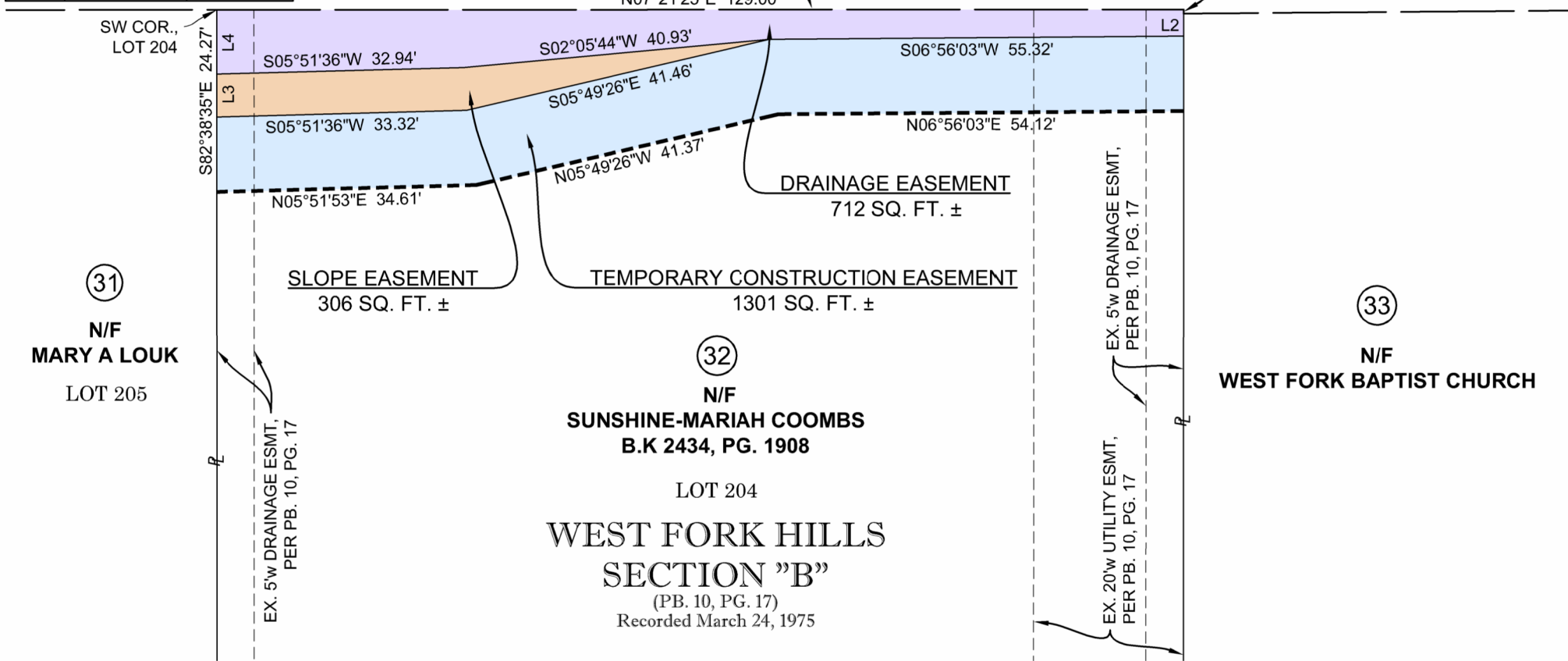
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 205 of West Folk Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, South 82° 38' 35" East along the north line of said Lot 205, a distance of 8.56 feet to the point of BEGINNING;
Thence, continuing along said north line South 82° 38' 35" East, a distance of 5.71 feet;
Thence, South 06° 47' 35" West, a distance of 17.29 feet;
Thence, South 20° 42' 25" West, a distance of 25.71 feet;
Thence, South 02° 23' 25" West, a distance of 72.29 feet to the south line of said lot 205;
Thence, North 82° 38' 35" West along said south line, a distance of 5.77 feet;
Thence, North 00° 20' 06" East, a distance of 47.50 feet;
Thence, North 07° 12' 33" East, a distance of 24.57 feet;
Thence, North 18° 35' 58" East, a distance of 25.46 feet;
Thence, North 08° 52' 47" East, a distance of 17.66 feet to the point of BEGINNING and containing 721 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
Beginning at a point on the north line of Lot 205 of West Folk Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17, said point being a distance of 24 feet, more or less, from the northwest corner of said Lot 205;
Thence, South 06° 47' 35" West, a distance of 18 feet, more or less;
Thence, South 20° 42' 25" West, a distance of 25 feet, more or less;
Thence, South 02° 24' 04" West, a distance of 72 feet, more or less, to the south line of said Lot 205 and containing 1153 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°38'35"E	0.54'
L2	S82°36'06"E	3.00'
L3	N82°38'35"W	5.71'
L4	N82°38'35"W	8.56'



NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"				
SIDEWALK CONCEPT STUDY - JORDAN ROAD				
SUNSHINE-MARIAH COOMBS 104 JORDAN ROAD BK. 2434, PG. 1908				
MAP 030H	PARCEL 15.00	PROJ. TRACT NUMBER 32	SCALE: 1"=20'	DATE: 7/8/2026
REV. NO.: 0				

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

**TRACT
32
MAP 030H, PARCEL 15.00**

PERMANENT DRAINAGE EASEMENT

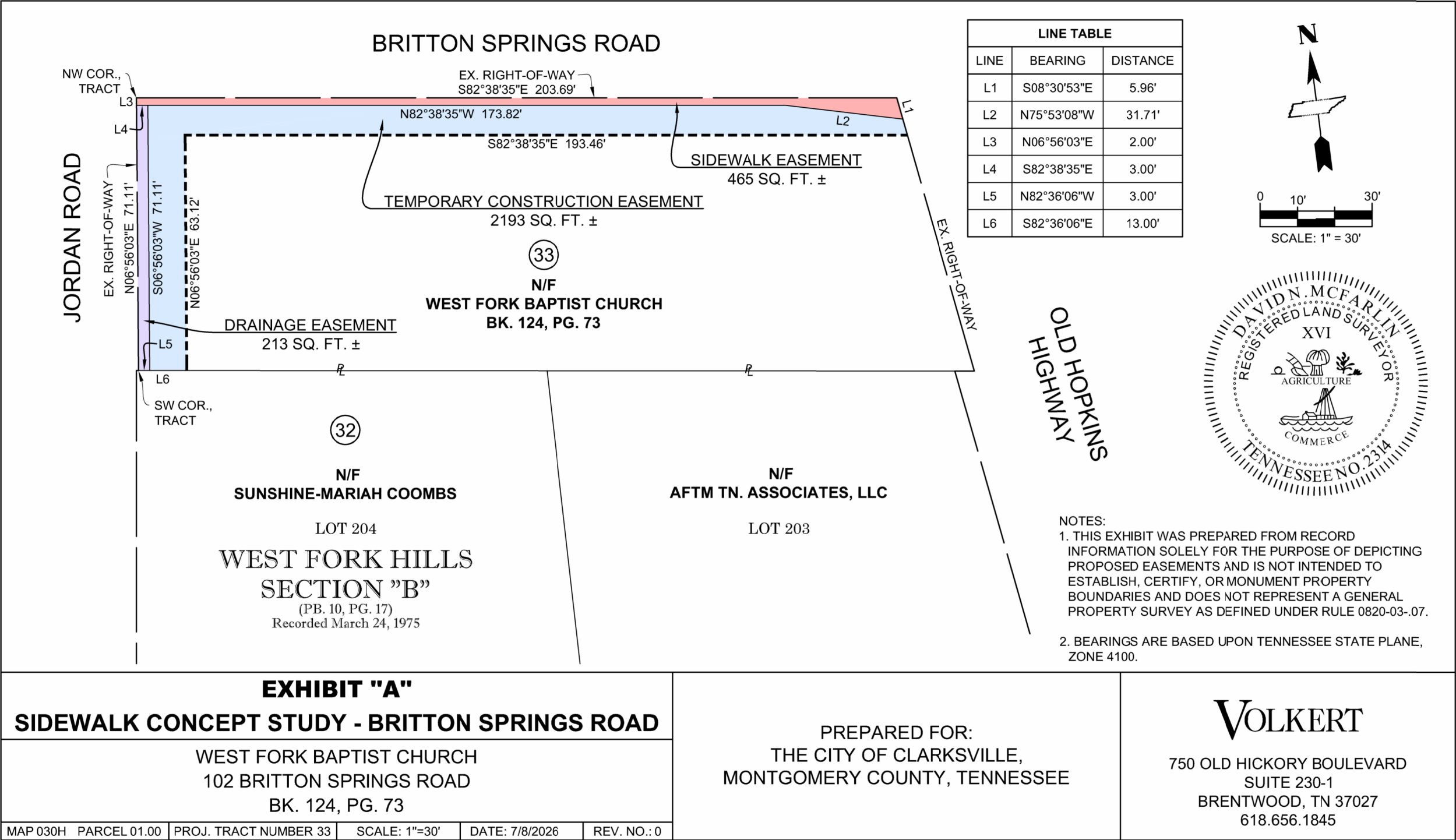
BEGINNING at the southwest corner of Lot 204 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, North 07° 21' 25" East along the east right-of-way line of Jordan Road a distance of 129.00 feet;
Thence, continuing along said east right-of-way line South 82° 38' 35" East, a distance of 0.54 feet to the north line of said Lot 204;
Thence, South 82° 36' 06" East along said north line, a distance of 3.00 feet;
Thence, South 06° 56' 03" West, a distance of 55.32 feet;
Thence, South 02° 05' 44" West, a distance of 40.93 feet;
Thence, South 05° 51' 36" West, a distance of 32.94 feet to the south line of said Lot 204;
Thence, North 82° 38' 35" West along said south line, a distance of 8.56 feet to the point of BEGINNING and containing 712 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the southwest corner of Lot 204 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17;
Thence, South 82° 38' 35" East along the south line of said Lot 204, a distance of 8.56 feet to the point of BEGINNING;
Thence, North 05° 51' 36" East, a distance of 32.94 feet;
Thence, North 02° 05' 44" East, a distance of 40.93 feet;
Thence, South 05° 49' 26" East, a distance of 41.46 feet;
Thence, South 05° 51' 36" West, a distance of 33.32 feet to said south line;
Thence, North 82° 38' 35" West along said south line, a distance of 5.71 feet to the point of BEGINNING and containing 306 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
beginning at a point on the south line of Lot 204 of West Fork Hills Section "B", recorded March 24th, 1975 in plat book 10, page 17, said point being a distance of 24 feet, more or less, from the southwest corner of said Lot 204;
Thence, North 05° 51' 53" East, a distance of 35 feet, more or less;
Thence, North 05° 49' 26" West, a distance of 41 feet, more or less;
Thence, North 06° 56' 03" East, a distance of 54 feet, more or less, to the north line of said Lot 204 and containing 1301 square feet of land, more or less.



MONTGOMERY COUNTY
BRITTON SPRINGS ROAD ()

**TRACT
33
MAP 030H, PARCEL 01.00**

PERMANENT SIDEWALK EASEMENT

BEGINNING at the northwest corner of a tract of land described in the deed to West Fork Baptist Church, recorded in the Montgomery County Recorder's office in book 124, page 73;
Thence, South 82° 38' 35" East along the south right-of-way line of Britton Springs Road, a distance of 203.69 feet to the west right-of-way line of Old Hopkins Highway;
Thence, South 08° 30' 53" East along said west right-of-way line, a distance of 5.96 feet;
Thence, North 75° 53' 08" West, a distance of 31.71 feet;
Thence, North 82° 38' 35" West, a distance of 173.82 feet to the east right-of-way line of Jordan Road;
Thence, North 06° 56' 03" East along said east right-of-way line, a distance of 2.00 feet to the point of BEGINNING and containing 465 square feet of land, more or less.

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of a tract of land described in the deed to West Fork Baptist Church, recorded in the Montgomery County Recorder's office in book 124, page 73;
Thence, North 06° 56' 03" East along the east right-of-way line of Jordan Road, a distance of 71.11 feet;
Thence, South 82° 38' 35" East, a distance of 3.00 feet;
Thence, South 06° 56' 03" West, a distance of 71.11 feet to the south line of said West Fork Baptist Church tract;
Thence, North 82° 36' 06" West along said south line, a distance of 3.00 feet to the point of BEGINNING and containing 213 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

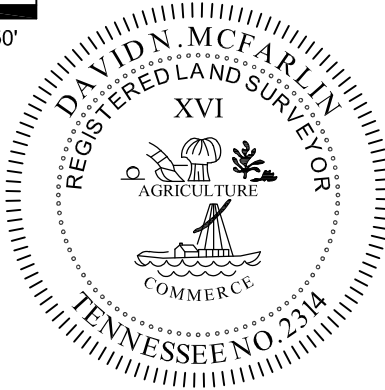
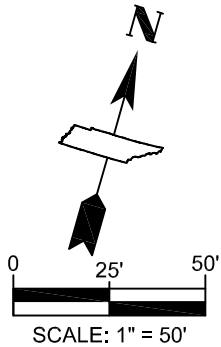
Generally being an area adjoining the Sidewalk and Drainage Easements bounded by a line described as follows;
beginning at a point on the south line of a tract of land described in the deed to West Fork Baptist Church, recorded in the Montgomery County Recorder's office in book 124, page 73, said point being a distance of 13 feet, more or less, from the southwest corner of said West Fork Baptist Church tract;
Thence, North 06° 56' 03" East, a distance of 63 feet, more or less;
Thence, South 82° 38 35" East, a distance of 193 feet, more or less, to the west right-of-way line of Old Hopkins Highway and containing 2193 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°19'05"E	17.27'
L2	N58°18'25"E	38.18'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	23.18'	25.00'	N60°37'31"E	22.36'

FINAL PLAT
PROPOSED RESURVEY OF
PORTION OF HIGHPOINT SUB-DIV.

(PB. 11, PG. 63)
Recorded June 20, 1980



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

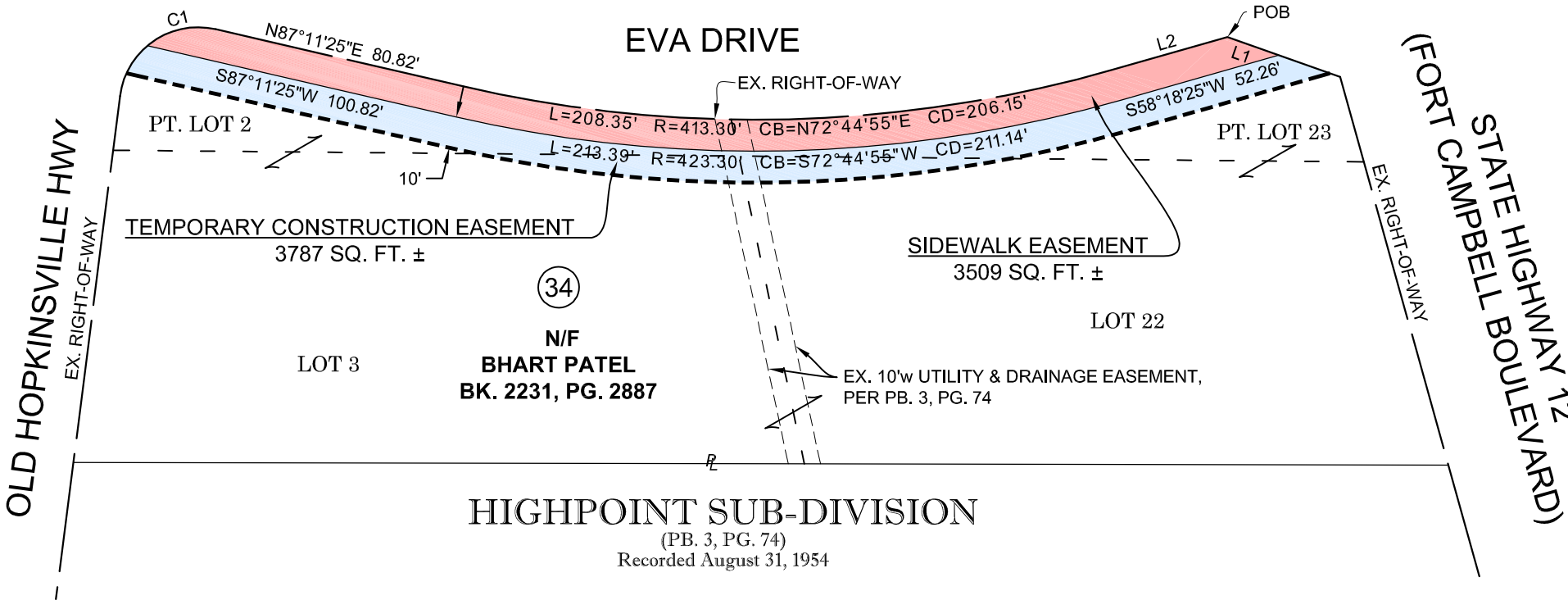


EXHIBIT "A"					
SIDEWALK CONCEPT STUDY - EVA DRIVE					
BHART PATEL					
1950 FORT CAMPBELL BOULEVARD					
BK. 2231, PG. 2887					
MAP 030J	PARCEL 23.00	PROJ. TRACT NUMBER 34	SCALE: 1"=50'	DATE: 7/14/2026	REV. NO.: 0

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
615.656.1845

MONTGOMERY COUNTY
EVA DRIVE ()

**TRACT
34
MAP 030J, PARCEL 23.00**

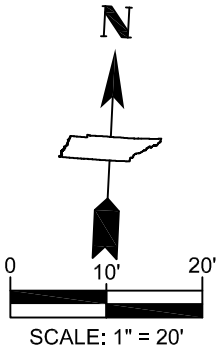
PERMANENT SIDEWALK EASEMENT

BEGINNING at the intersection of the south right-of-way of Eva Drive and the west right-of-way of State Highway 12 (Fort Campbell Boulevard);
Thence, South 86° 19' 05" East along said west right-of-way line, a distance of 17.27 feet;
Thence, South 58° 18' 25" West, a distance of 52.26 feet;
Thence, a distance of 213.39 feet, along a curve to the right, having a radius of 423.30 feet, the chord of said curve bears South 72° 44' 55" West, 211.14 feet;
Thence, South 87° 11' 25" West, a distance of 100.82 feet to the south right-of-way line of Eva drive;
Thence along said south right-of-way line the following four (4) calls:
Thence, a distance of 23.18 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 60° 37' 31" East, 22.36 feet;
Thence, North 87° 11' 25" East, a distance of 80.82 feet;
Thence, a distance of 208.35 feet, along a curve to the left, having a radius of 413.30 feet, the chord of said curve bears North 72° 44' 55" East, 206.15 feet;
Thence, North 58° 18' 25" East, a distance of 38.18 feet to the point of BEGINNING and containing 3509 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Being an area ten (10) feet in width, parallel to and adjoining the above described sidewalk easement and containing 3787 square feet of land, more or less.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	24.29'	25.00'	S64°58'40"E	23.34'
C2	6.79'	25.00'	S29°21'54"E	6.77'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

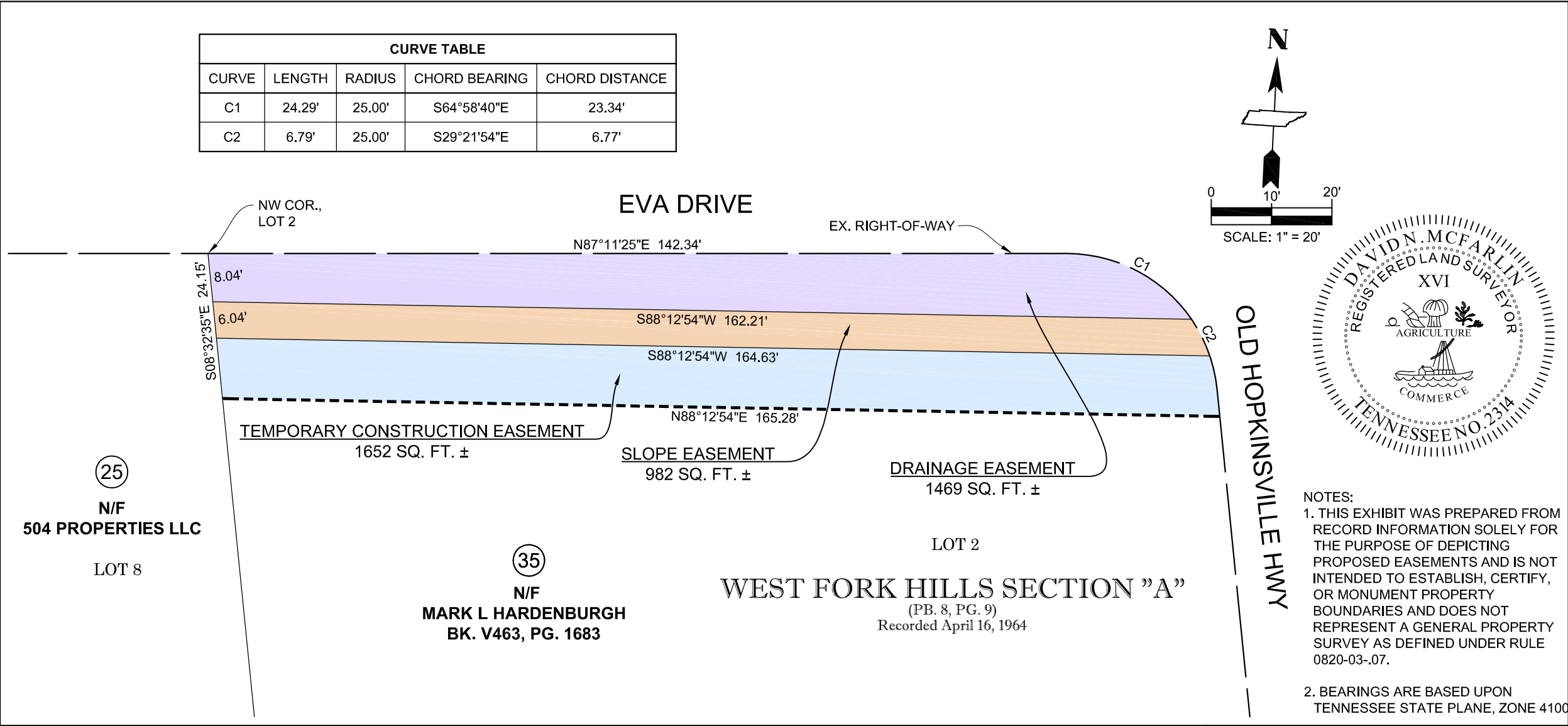


EXHIBIT "A" SIDEWALK CONCEPT STUDY - EVA DRIVE						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 615.656.1845
MARK L HARDENBURGH 108 EVA DRIVE BK. V463, PG. 1683							
MAP 030J	PARCEL 01.00	PROJ. TRACT NUMBER 35	SCALE: 1"=20'	DATE: 7/14/2026	REV. NO.: 0		

**TRACT
35
MAP 030J, PARCEL 01.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the northwest corner of Lot 2 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 9;
Thence, North 87° 11' 25" East along the south right-of-way line of Eva Drive, 142.34 feet;
Thence, a distance of 24.29 feet along said south right-of-way changing to the west right-of-way line of Old Hopkinsville Highway, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 64° 58' 40" East, 23.34 feet;
Thence, South 88° 12' 54" West, a distance of 162.21 feet to the west line of said Lot 2;
Thence, North 08° 32' 35" West along said west line, a distance of 8.04 feet to the point of BEGINNING and containing 1469 square feet of land, more or less.

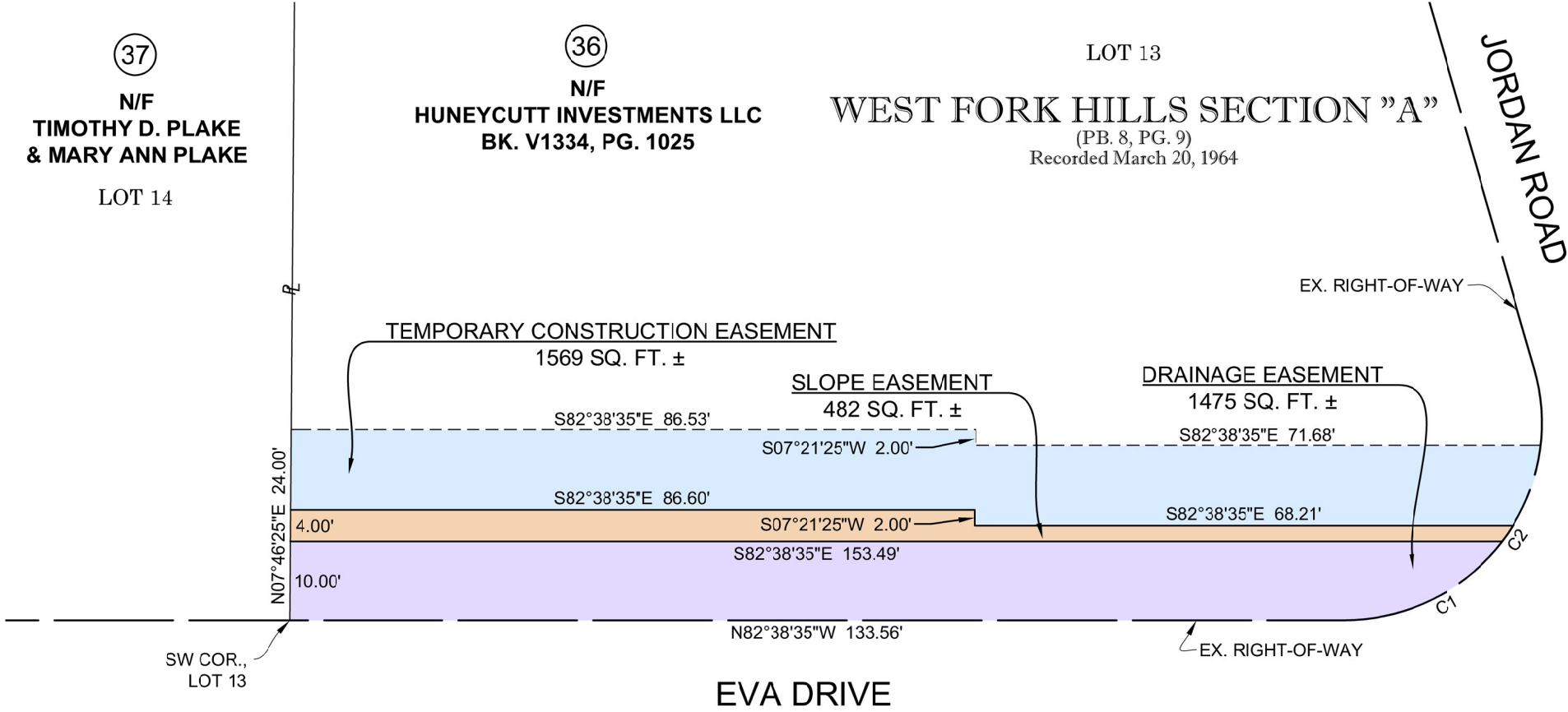
PERMANENT SLOPE EASEMENT

COMMENCING at the northwest corner of Lot 2 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 9;
Thence South 08° 32' 35" East along the west line of Lot 2, a distance of 8.04 feet to the point of BEGINNING;
Thence, North 88° 12' 54" East, a distance of 162.21 feet to the west right-of-way line of Old Hopkinsville Highway;
Thence, a distance of 6.79 feet along said west right-of-way line, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 29° 21' 54" East, 6.77 feet;
Thence, South 88° 12' 54" West, a distance of 164.63 feet to said west line;
Thence, North 08° 32' 35" West along said west line, a distance of 6.04 feet to the point of BEGINNING and containing 982 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the west line of Lot 2 of West Fork Hills Section "A", recorded April 16, 1964 in plat book 8, page 9, a distance of 24 feet, more or less, from the northwest corner of said Lot 2;
Thence, North 88° 12' 54" East a distance of 165 feet, more or less, to the west right-of-way line of Old Hopkinsville Highway and containing 1652 square feet of land, more or less.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	23.18'	25.00'	S70°47'31"W	22.36'
C2	2.42'	25.00'	S41°27'29"W	2.42'



North Arrow

Scale: 1" = 20'

DAVID N. MCFARLIN
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2314

- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - EVA ROAD	PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845		
HUNEYCUTT INVESTMENTS LLC 201 EVA DRIVE BK. V1334, PG. 1025				
MAP 030H PARCEL 06.00	PROJ. TRACT NUMBER 36	SCALE: 1"=20'	DATE: 7/10/2026	REV. NO.: 0

**TRACT
36
MAP 030H, PARCEL 06.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 13 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9;
Thence, North 07° 46' 26" East along the west line of said Lot 13, a distance of 10.00 feet;
Thence, South 82° 38' 35" East, a distance of 153.49 feet to the north right-of-way line of Eva Drive;
Thence, a distance of 23.18 feet along said north right-of-way line, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 70° 47' 31" West, 22.36 feet;
Thence, continuing along said north right-of-way line North 82° 38' 35" West, a distance of 133.56 feet to the point of BEGINNING and containing 1475 square feet of land, more or less.

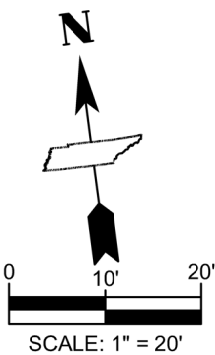
PERMANENT SLOPE EASEMENT

COMMENCING at the southwest corner of Lot 13 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9;
Thence North 07° 46' 25" East along the west line of said Lot 13, a distance of 10.00 feet to the point of BEGINNING;
Thence, continuing North 07° 46' 25" East along said west line, a distance of 4.00 feet;
Thence, South 82° 38' 35" East, a distance of 86.60 feet;
Thence, South 07° 21' 25" West, a distance of 2.00 feet;
Thence, South 82° 38' 35" East, a distance of 68.21 feet to the west right-of-way line of Jordan Road;
Thence, a distance of 2.42 feet along said west right-of-way line, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 41° 27' 29" West, 2.42 feet;
Thence, North 82° 38' 35" West, a distance of 153.49 feet to the point of BEGINNING and containing 482 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the west line of Lot 13 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9, a distance of 24 feet, more or less from the southwest corner of said Lot 13;
Thence, South 82° 38' 35" East, a distance of 87 feet, more or less;
Thence, South 07° 21' 25" West, a distance of 2 feet, more or less;
Thence, South 82° 38' 35" East, a distance of 72 feet, more or less, to the west right-of-way line of Jordan Road and containing 1569 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°46'25"E	11.00'
L2	S76°12'22"E	8.92'
L3	S82°38'35"E	14.07'
L4	N77°25'31"E	8.80'
L5	S82°38'35"E	14.69'



- NOTES:
- 1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 - 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

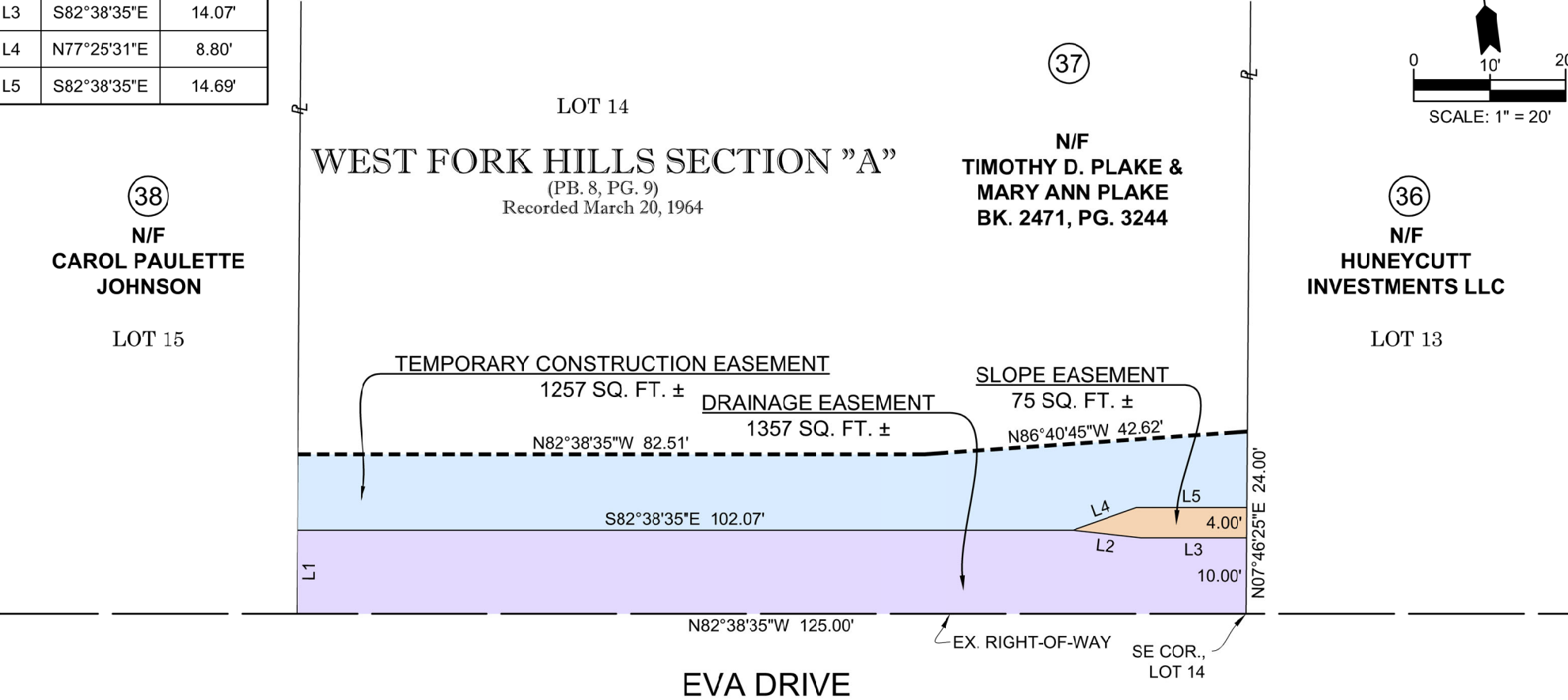


EXHIBIT "A" SIDEWALK CONCEPT STUDY - EVA DRIVE			
TIMOTHY D. PLAKE & MARY ANN PLAKE 203 EVA DRIVE BK. 2471, PG. 3244			
PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE		VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845	
MAP 030H	PARCEL 07.00	PROJ. TRACT NUMBER 37	SCALE: 1"=20'
DATE: 7/10/2026		REV. NO.: 0	

MONTGOMERY COUNTY
EVA DRIVE ()

**TRACT
37
MAP 030H, PARCEL 07.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southeast corner of Lot 14 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9;
Thence, North 82° 38' 35" West along the north right-of-way line of Eva Drive, a distance of 125.00 feet to the west line of said Lot 14;
Thence, North 07° 46' 25" East along said west line, a distance of 11.00 feet;
Thence, South 82° 38' 35" East, a distance of 102.07 feet;
Thence, South 76° 12' 22" East, a distance of 8.92 feet;
Thence, South 82° 38' 35" East, a distance of 14.07 feet to the east line of said Lot 14;
Thence, South 07° 46' 25" West along said east line, a distance of 10.00 feet to the point of BEGINNING and containing 1357 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

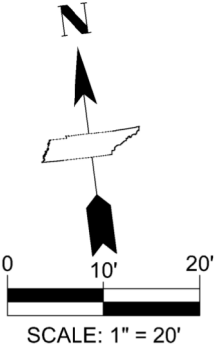
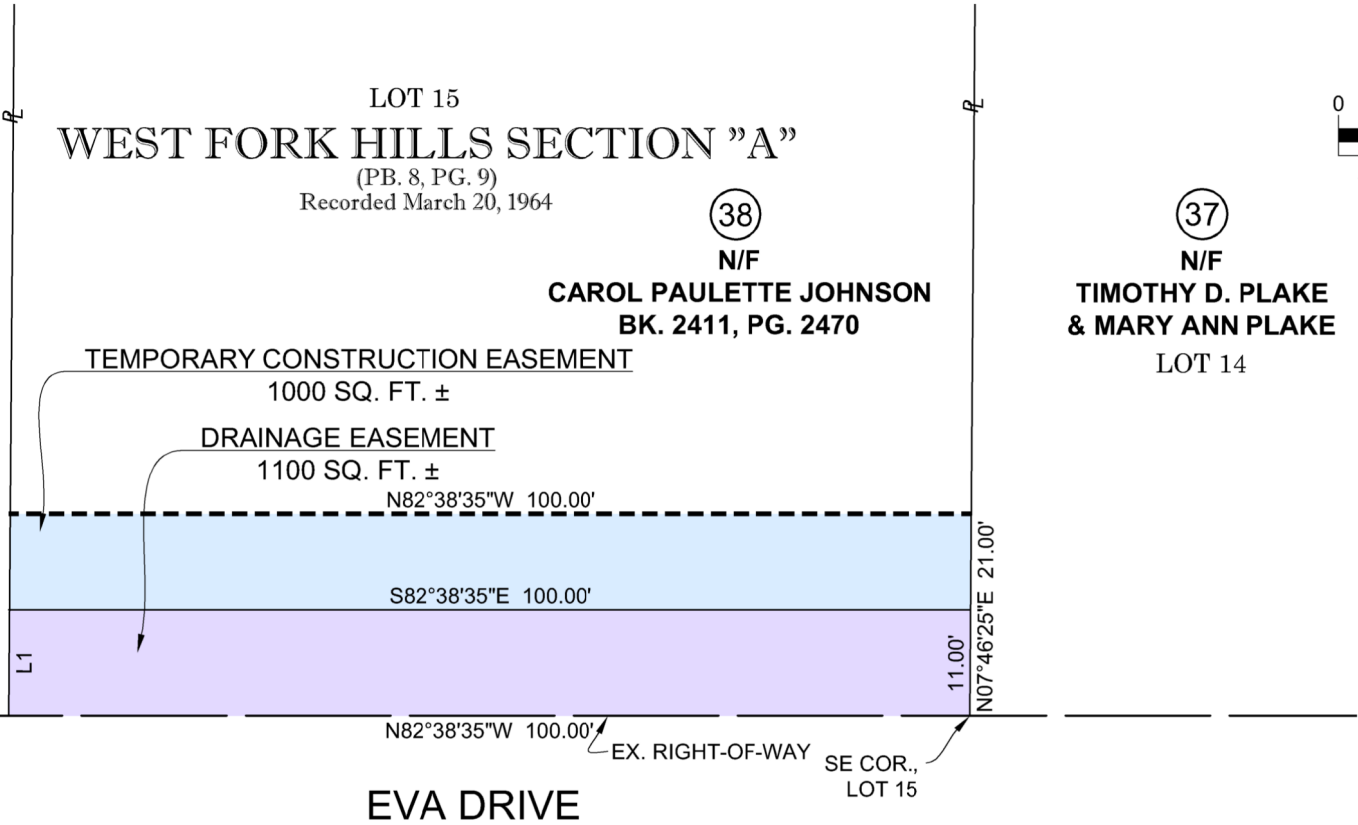
COMMENCING at the southeast corner of Lot 14 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9;
Thence North 07° 46' 25" East along the east line of said Lot 14, a distance of 10.00 feet to the point of BEGINNING;
Thence, North 82° 38' 35" West, a distance of 14.07 feet;
Thence, North 76° 12' 22" West, a distance of 8.92 feet;
Thence, North 77° 25' 31" East, a distance of 8.80 feet;
Thence, South 82° 38' 35" East, a distance of 14.69 feet to said east line;
Thence, South 07° 46' 25" West along said east line, a distance of 4.00 feet to the point of BEGINNING and containing 75 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the east line of Lot 14 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9, a distance of 24 feet, more or less from the southeast corner of said Lot 14;
Thence, North 86° 40' 45" West, a distance of 43 feet, more or less;
Thence, North 82° 38' 35" West, a distance of 83 feet, more or less, to the west line of said Lot 14 and containing 1257 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°46'25"E	11.00'

(39)
N/F
BKW PROPERTIES
LOT 16



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - EVA DRIVE

CAROL PAULETTE JOHNSON
205 EVA DRIVE
BK. 2411, PG. 2470

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

MONTGOMERY COUNTY
EVA DRIVE ()

**TRACT
38
MAP 030H, PARCEL 08.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southeast corner of Lot 15 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9;
Thence, North 82° 38' 35" West along the north right-of-way of Eva Drive, a distance of 100.00 feet to the west line of said Lot 15;
Thence, North 07° 46' 25" East along said west line, a distance of 11.00 feet;
Thence, South 82° 38' 35" East, a distance of 100.00 feet to the east line of said Lot 15;
Thence, South 07° 46' 25" West along said east line, a distance of 11.00 feet to the point of BEGINNING and containing 1100 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the east line of Lot 15 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9, a distance of 21 feet, more or less, from the southeast corner of said Lot 15;
Thence, North 82° 38' 35" West, 100 feet, more or less, to the west line of said Lot 15 and containing 1000 square feet of land, more or less.

MONTGOMERY COUNTY
EVA DRIVE ()

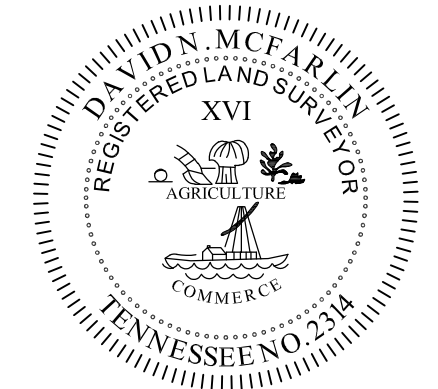
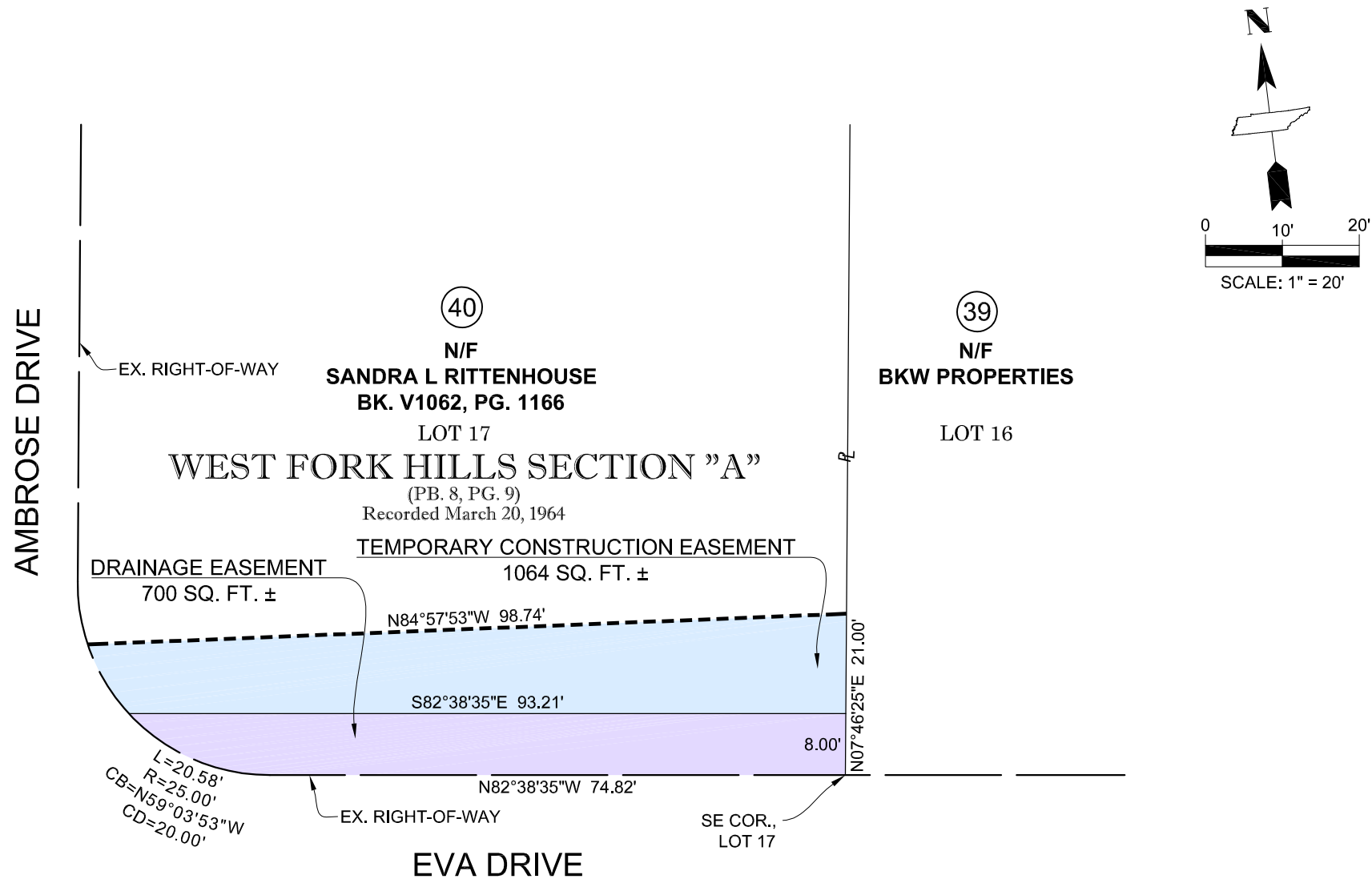
**TRACT
39
MAP 030H, PARCEL 09.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southeast corner of Lot 16 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9;
Thence, North 82° 38' 35" West along the north right-of-way of Eva Drive, a distance of 100.00 feet to the west line of said Lot 16;
Thence, North 07° 46' 25" East along said west line, a distance of 8.00 feet;
Thence, South 88° 34' 07" East, a distance of 29.06 feet;
Thence, South 82° 38' 35" East, a distance of 71.12 feet to the east line of said Lot 16;
Thence, South 07° 46' 25" West along said east line, a distance of 11.00 feet to the point of BEGINNING and containing 1057 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the east line of Lot 16 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9, a distance of 21 feet, more or less, from the southeast corner of said Lot 16;
Thence, North 82° 38' 35" West, 100 feet, more or less, to the west line of said Lot 16 and containing 1043 square feet of land, more or less.



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - EVA DRIVE

SANDRA L RITTENHOUSE
114 AMBROSE DRIVE
BK. V1062, PG. 1166

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

MONTGOMERY COUNTY
EVA DRIVE ()

**TRACT
40
MAP 030H, PARCEL 10.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southeast corner of Lot 17 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9;
Thence, North 82° 38' 35" West along the north right-of-way of Eva Drive, a distance of 74.82 feet;
Thence, continuing along said north right-of-way line, a distance of 20.58 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 59° 03' 53" West, 20.00 feet;
Thence, South 82° 38' 35" East, a distance of 93.21 feet to the east line of said Lot 17;
Thence, South 07° 46' 25" West along said east line, a distance of 8.00 feet to the point of BEGINNING and containing 700 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the east line of Lot 17 of West Fork Hills Section "A", recorded March 20, 1964 in plat book 8, page 9, a distance of 21 feet, more or less, from the southeast corner of said Lot 17;
Thence, North 84° 57' 53" West, a distance of 99 feet, more or less, to the north right-of-way of Eva Drive and containing 1064 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°46'25"E	9.00'
L2	N07°46'25"E	9.39'
L3	S56°38'27"E	12.96'
L4	S56°38'27"E	16.68'
L5	S82°38'35"E	16.99'

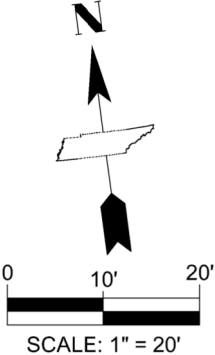
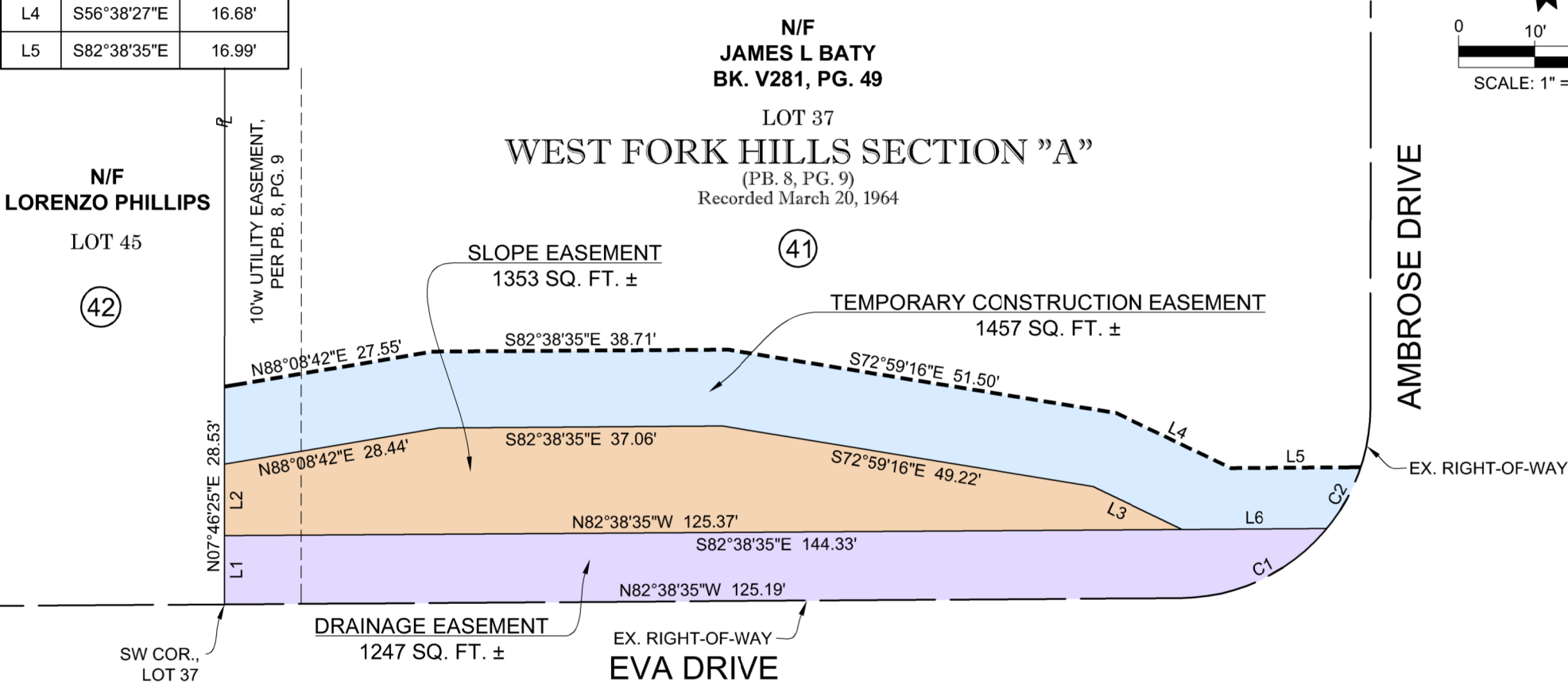
LINE TABLE		
LINE	BEARING	DISTANCE
L6	N82°38'35"W	18.95'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	21.91'	25.00'	S72°15'11"W	21.21'
C2	9.21'	25.00'	S36°35'57"W	9.15'

N/F
JAMES L BATY
BK. V281, PG. 49

LOT 37
WEST FORK HILLS SECTION "A"
(PB. 8, PG. 9)
Recorded March 20, 1964

N/F
LORENZO PHILLIPS
LOT 45



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - EVA DRIVE

JAMES L BATY
115 AMBROSE DRIVE
BK. V281, PG. 49

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

**TRACT
41
MAP 030H, PARCEL 10.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 37 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9;
Thence, North 07° 46' 25" East along the west line of said Lot 37, a distance of 9.00 feet;
Thence, South 82° 38' 35" East, a distance of 144.33 feet, to the north right-of-way line of Eva Drive;
Thence, along said north right-of-way line the following two (2) calls:
Thence, a distance of 21.91 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 72° 15' 11" West, 21.21 feet;
Thence, North 82° 38' 35" West, a distance of 125.19 feet to the point of BEGINNING and containing 1247 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

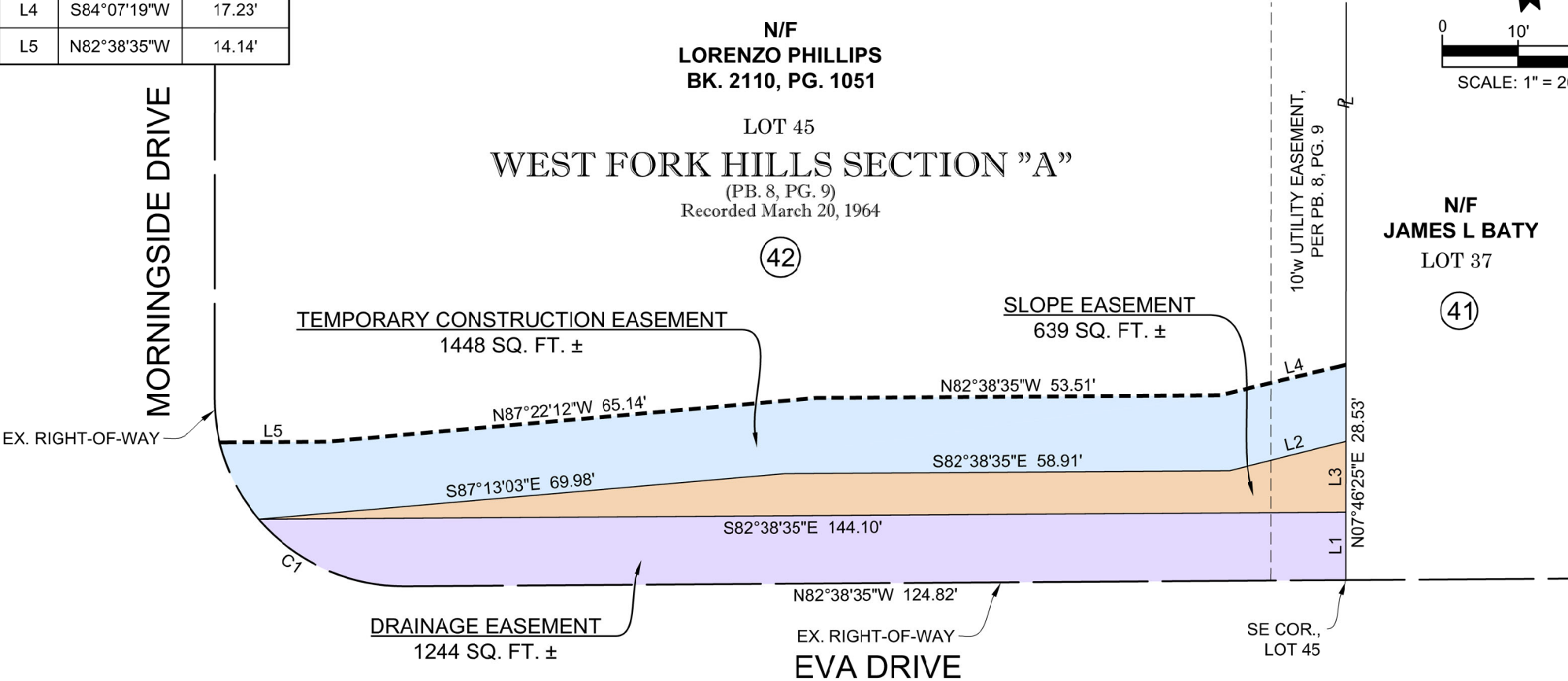
COMMENCING at the southwest corner of Lot 37 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9;
Thence, North 07° 46' 25" East along the west line of said Lot 37, a distance of 9.00 feet to the point of BEGINNING;
Thence, continuing along said west line, North 07° 46' 25" East, a distance of 9.39 feet;
Thence, North 88° 08' 42" East, a distance of 28.44 feet;
Thence, South 82° 38' 35" East, a distance of 37.06 feet;
Thence, South 72° 59' 16" East, a distance of 49.22 feet;
Thence, South 56° 38' 27" East, a distance of 12.96 feet;
Thence, North 82° 38' 35" West, a distance of 125.37 feet to the point of BEGINNING and containing 1353 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the west line of Lot 37 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9, a distance of 29 feet, more or less, from the southwest corner of said Lot 37;
Thence, North 88° 08' 42" East, a distance of 28 feet, more or less;
Thence, South 82° 38' 35" East, a distance of 39 feet, more or less;
Thence, South 72° 59' 16" East, a distance of 52 feet, more or less;
Thence, South 56° 38' 27" East, a distance of 17 feet, more or less;
Thence, South 82° 38' 35" East, a distance of 17 feet, more or less to the west right-of-way line of Ambrose Drive and containing 1457 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°46'25"W	9.00'
L2	N83°33'56"E	15.95'
L3	S07°46'25"W	9.39'
L4	S84°07'19"W	17.23'
L5	N82°38'35"W	14.14'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	21.91'	25.00'	N57°32'20"W	21.21'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - EVA DRIVE						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE		VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845	
LORENZO PHILLIPS 303 EVA DRIVE BK. 2110, PG. 1051									
MAP 030H	PARCEL 11.00	PROJ. TRACT NUMBER 42	SCALE: 1"=20'	DATE: 7/10/2026	REV. NO.: 0				

MONTGOMERY COUNTY
EVA DRIVE ()

**TRACT
42
MAP 030H, PARCEL 11.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southeast corner of Lot 45 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9;
Thence, along the north right-of-way line of Eva Drive the following two (2) calls:
Thence, North 82° 38' 35" West, a distance of 124.82 feet;
Thence, a distance of 21.91 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 57° 32' 20" West, 21.21 feet;
Thence, South 82° 38' 35" East, a distance of 144.10 feet to the east line of said Lot 45;
Thence, South 07° 46' 25" West along said east line, a distance of 9.00 feet to the point of BEGINNING and containing 1244 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the southeast corner of Lot 45 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9;
Thence, North 07° 46' 25" East along the east line of said Lot 45, a distance of 9.00 feet to the point of BEGINNING;
Thence, North 82° 38' 35" West, a distance of 144.10 feet;
Thence, South 87° 13' 03" East, a distance of 69.98 feet;
Thence, South 82° 38' 35" East, a distance of 58.91 feet;
Thence, North 83° 33' 56" East, a distance of 15.95 feet to said east line;
Thence, South 07° 46' 25" West along said east line, a distance of 9.39 feet to the point of BEGINNING and containing 639 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the east line of Lot 45 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9, a distance of 29 feet, more or less, from the southeast corner of said Lot 45;
Thence, South 84° 07' 19" West, a distance of 17 feet, more or less;
Thence, North 82° 38' 35" West, a distance of 54 feet, more or less;
Thence, North 87° 22' 12" West, a distance of 65 feet, more or less;
Thence, North 82° 38' 35" West, a distance of 14 feet, more or less; to the east right-of-way line of Morningside Drive and containing 1448 square feet of land, more or less.

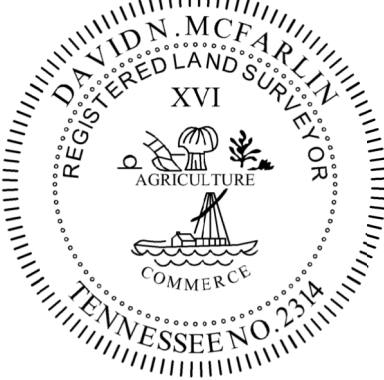
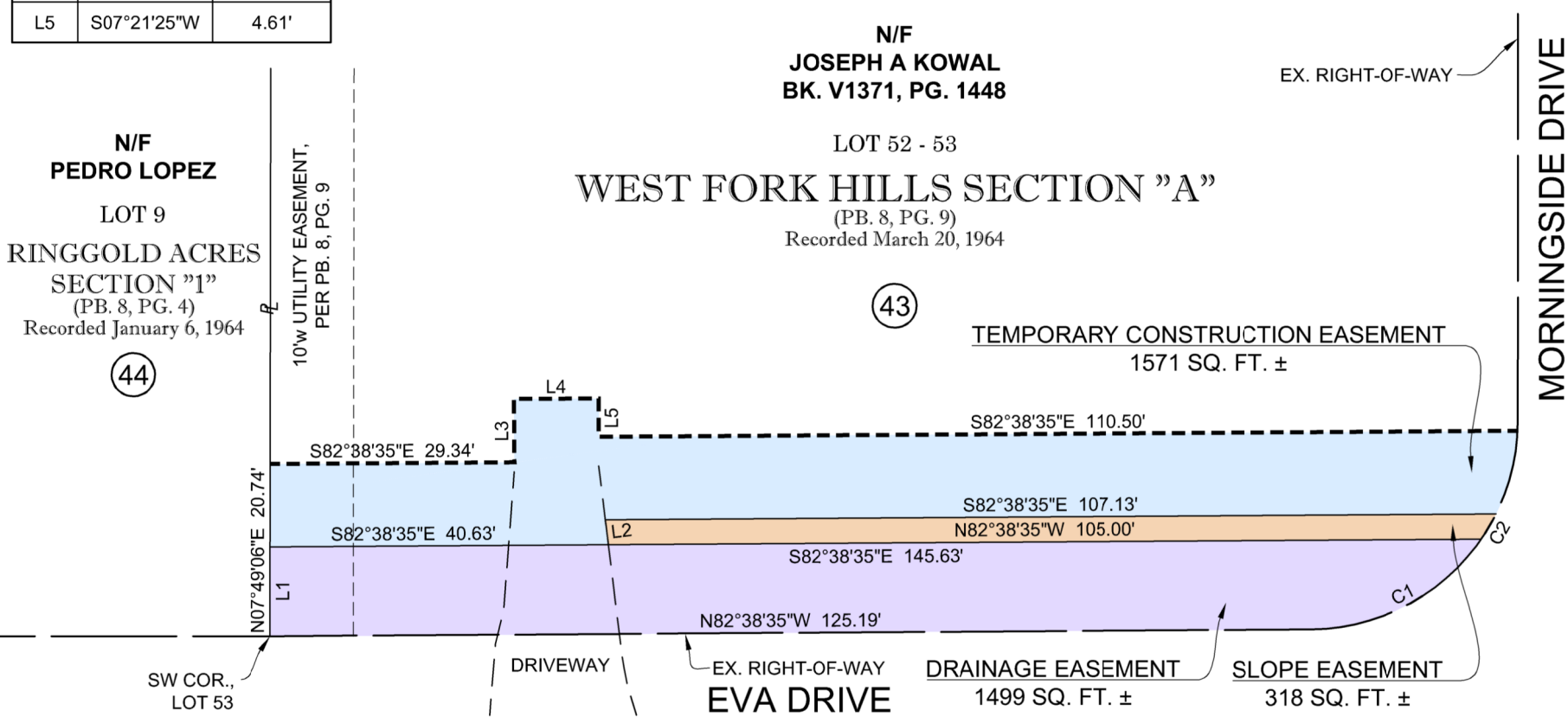
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°49'06"E	10.74'
L2	N00°48'04"E	3.02'
L3	N07°21'25"E	7.65'
L4	S82°27'05"E	10.15'
L5	S07°21'25"W	4.61'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	24.09'	25.00'	S69°44'47"W	23.17'
C2	3.49'	25.00'	S38°07'53"W	3.49'

N/F
JOSEPH A KOWAL
BK. V1371, PG. 1448

LOT 52 - 53
WEST FORK HILLS SECTION "A"
(PB. 8, PG. 9)
Recorded March 20, 1964

N/F
PEDRO LOPEZ
LOT 9
RINGGOLD ACRES
SECTION "1"
(PB. 8, PG. 4)
Recorded January 6, 1964



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - EVA DRIVE

JOSEPH A KOWAL ETUX
113 MORNINGSIDE DRIVE
BK. V1371, PG. 1448

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

**TRACT
43
MAP 030H, PARCEL 09.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 53 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9;
Thence, North 07° 49' 06" East, along the west line of said lot 53, a distance of 10.74 feet;
Thence, South 82° 38' 35" East, a distance of 145.63 feet to the west right-of-way line of Morningside Drive;
Thence, a distance of 24.09 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 69° 44' 47" West, 23.17 feet;
Thence, North 82° 38' 35" West, along the north right-of-way line of Eva Drive, a distance of 125.19 feet to the point of BEGINNING and containing 1499 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

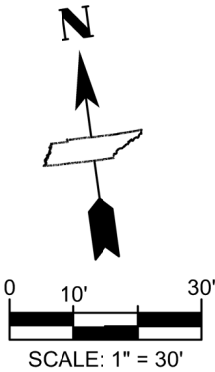
COMMENCING at the southwest corner of Lot 53 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9;
Thence, North 07° 49' 06" East, along the west line of said Lot 53, a distance of 10.74 feet;
Thence, South 82° 38' 35" East, a distance of 40.63 feet to the point of BEGINNING;
Thence, North 00° 48' 04" East, a distance of 3.02 feet;
Thence, South 82° 38' 35" East, a distance of 107.13 feet, to the west right-of-way line of Morningside Drive;
Thence, a distance of 3.49 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 38° 07' 53" West, 3.49 feet;
Thence, North 82° 38' 35" West, a distance of 105.00 feet to the point of BEGINNING and containing 318 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the west line of said Lot 53 of West Fork Hills Section "A", recorded March 20th, 1964 in plat book 8, page 9,
a distance of 21 feet, more or less from the southwest corner of said Lot 53;
Thence, South 82° 38' 35" East, a distance of 29 feet, more or less;
Thence, North 07° 21' 25" East, a distance of 8 feet, more or less;
Thence, South 82° 27' 05" East, a distance of 10 feet, more or less;
Thence, South 07° 21' 25" West, a distance of 5 feet, more or less;
Thence, South 82° 38' 35" East, a distance of 111 feet, more or less, to the west right-of-way line of Morningside Drive and containing 1571 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°49'06"W	10.74'
L2	N07°49'06"E	20.74'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	26.62'	25.00'	N51°45'24"W	25.38'



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

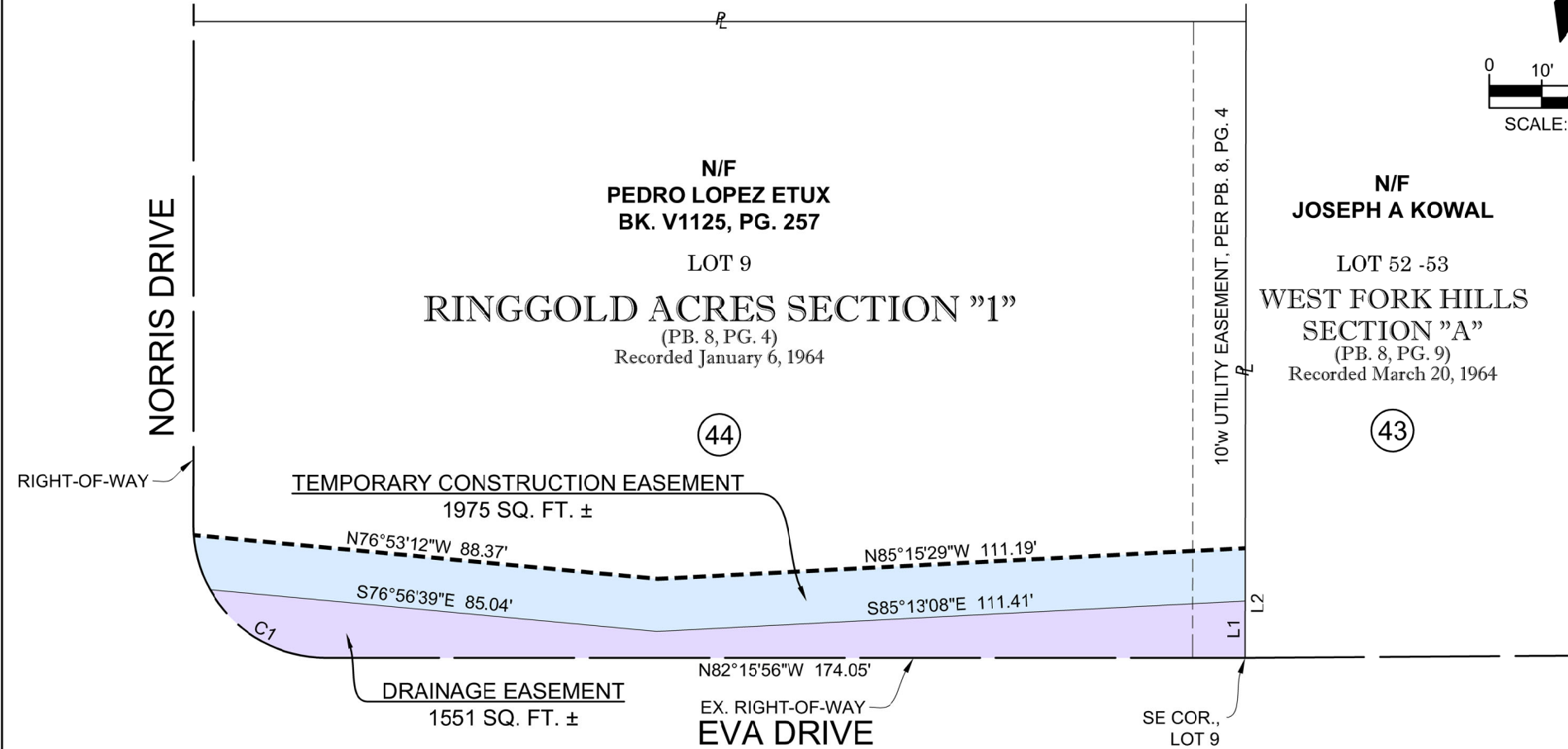


EXHIBIT "A"
SIDEWALK CONCEPT STUDY - EVA DRIVE

PEDRO LOPEZ ETUX
116 NORRIS DRIVE
BK. V1125, PG. 257

MAP 030H	PARCEL 11.00	PROJ. TRACT NUMBER 44	SCALE: 1"=30'	DATE: 7/10/2026	REV. NO.: 0
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PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

MONTGOMERY COUNTY
EVA DRIVE ()

**TRACT
44
MAP 030H, PARCEL 11.00**

PERMANENT DRAINAGE EASEMENT

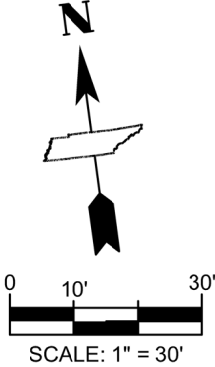
BEGINNING at the southeast corner of Lot 9 of Ringgold Acres Section "1", recorded January 6th, 1964 in plat book 8, page 4;
Thence, North 82° 15' 56" West along the north right-of-way line of Eva Drive, a distance of 174.05 feet;
Thence, a distance of 26.62 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 51° 45' 24" West, 25.38 feet;
Thence, South 76° 56' 39" East, a distance of 85.04 feet;
Thence, South 85° 13' 08" East, a distance of 111.41 feet to the east line of said Lot 9;
Thence, South 07° 49' 06" West, a distance of 10.74 feet to the point of BEGINNING and containing 1551 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the east line of Lot 9 of Ringgold Acres Section "1", recorded January 6th, 1964 in plat book 8, page 4,
a distance of 21 feet, more or less from the southwest corner of said Lot 36;
Thence, North 85° 15' 29" West, a distance of 111 feet, more or less;
Thence, North 76° 53' 12" West, a distance of 88 feet, more or less, to the east right-of-way line of Norris Drive and containing 1975 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°45'16"E	7.00'
L2	N07°45'16"E	3.01'
L3	N07°45'16"E	21.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	19.17'	25.00'	S75°45'42"W	18.71'
C2	4.01'	25.00'	S49°11'48"W	4.00'

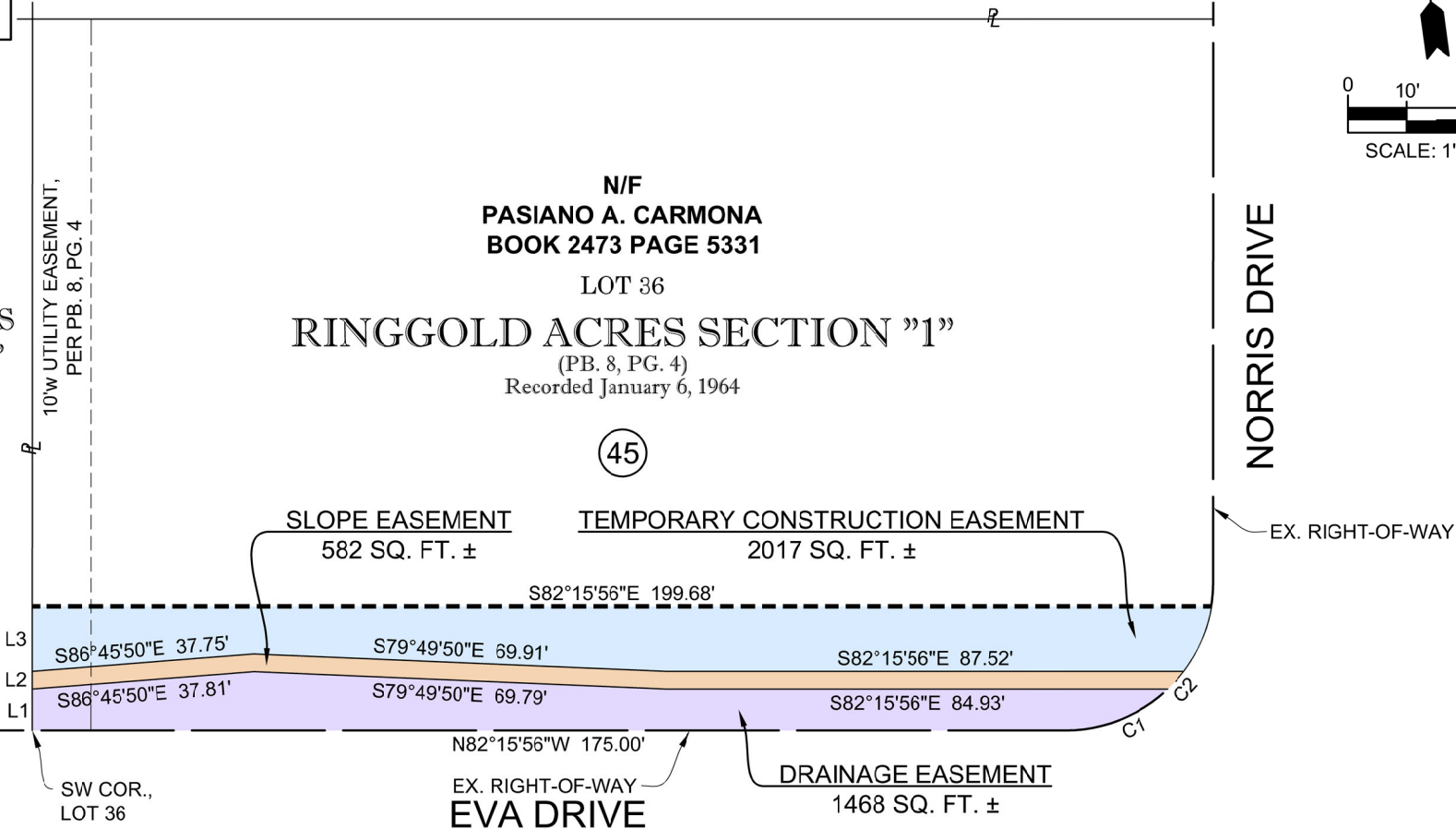


N/F
JULIAN RAYMOND
VASQUEZ
LOT 53
RINGGOLD ACRES
SECTION "2" & "3"
(PB. 8, PG. 10)
Recorded March 13, 1964

46

N/F
PASIANO A. CARMONA
BOOK 2473 PAGE 5331
LOT 36
RINGGOLD ACRES SECTION "1"
(PB. 8, PG. 4)
Recorded January 6, 1964

45



NOTES:
1. THIS EXHIBIT WAS PREPARED FROM
RECORD INFORMATION SOLELY FOR
THE PURPOSE OF DEPICTING
PROPOSED EASEMENTS AND IS NOT
INTENDED TO ESTABLISH, CERTIFY,
OR MONUMENT PROPERTY
BOUNDARIES AND DOES NOT
REPRESENT A GENERAL PROPERTY
SURVEY AS DEFINED UNDER RULE
0820-03-.07.
2. BEARINGS ARE BASED UPON
TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - EVA DRIVE

PASIANO A. CARMONA
501 EVA DRIVE
BK. 2473, PG. 5331

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

**TRACT
45
MAP 030H, PARCEL 11.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 36 of Ringgold Acres Section "1", recorded January 6th, 1964 in plat book 8, page 4;
Thence, North 07° 45' 16" East, along the west line of said Lot 36, a distance of 7.00 feet;
Thence, South 86° 45' 50" East, a distance of 37.81 feet;
Thence, South 79° 49' 50" East, a distance of 69.79 feet;
Thence, South 82° 15' 56" East, a distance of 84.93 feet, to the north right-of-way of Eva Drive;
Thence, a distance of 19.17 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 75° 45' 42" West, 18.71 feet;
Thence, North 82° 15' 56" West, along said north right-of-way line, a distance of 175.00 feet to the point of BEGINNING and containing 1468 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

COMMENCING at the southwest corner of Lot 36 of Ringgold Acres Section "1", recorded January 6th, 1964 in plat book 8, page 4;
Thence, North 07° 45' 16" East, along the west line of said Lot 36, a distance of 7.00 feet to the point of BEGINNING;
Thence, continuing along said west line, North 07° 45' 16" East, a distance of 3.01 feet;
Thence, South 86° 45' 50" East, a distance of 37.75 feet;
Thence, South 79° 49' 50" East, a distance of 69.91 feet;
Thence, South 82° 15' 56" East, a distance of 87.52 feet;
Thence, a distance of 4.01 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 49° 11' 48" West, 4.00 feet;
Thence, North 82° 15' 56" West, a distance of 84.93 feet;
Thence, North 79° 49' 50" West, a distance of 69.79 feet;
Thence, North 86° 45' 50" West, a distance of 37.81 feet to the point of BEGINNING and containing 582 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the west line of said Lot 36 of Ringgold Acres Section "1", recorded January 6th, 1964 in plat book 8, page 4,
a distance of 21 feet, more or less, from the southwest corner of said Lot 36;
Thence, South 82° 15' 56" East, a distance of 200 feet, more or less, to the west right-of-way line of Norris Drive and containing 2017 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°15'56"E	189.99'
L2	S07°45'16"W	5.00'
L3	N82°15'56"W	67.86'
L4	N07°45'16"E	15.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	16.09'	25.00'	N63°49'50"W	15.81'
C2	11.72'	25.00'	N31°58'13"W	11.61'

N/F
JULIAN RAYMOND VASQUEZ
BK. 2474, PG. 1588

LOT 53

RINGGOLD ACRES SECTION "2" & "3"

(PB. 8, PG. 10)
Recorded March 13, 1964

46

TEMPORARY CONSTRUCTION EASEMENT

1966 SQ. FT. ±

N75°29'59"W 79.00'

S75°29'59"E 75.81'

L3

N82°15'56"W 121.54'

N82°15'56"W 122.12'

L1

N82°15'56"W 174.99'

L4

L2

SE COR.,
LOT 53

EX. RIGHT-OF-WAY
EVA DRIVE

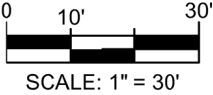
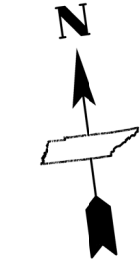
DRAINAGE EASEMENT

926 SQ. FT. ±

SLOPE EASEMENT
308 SQ. FT. ±

PEGGY DRIVE

EX. RIGHT-OF-WAY



N/F
PASIANO A. CARMONA

LOT 36

RINGGOLD ACRES
SECTION "1"

(PB. 8, PG. 4)
Recorded January 6, 1964

45



- NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
 2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A"
SIDEWALK CONCEPT STUDY - EVA DRIVE

JULIAN RAYMOND VASQUEZ
116 PEGGY DRIVE
BK. 2474, PG. 1588

PREPARED FOR:
THE CITY OF CLARKSVILLE,
MONTGOMERY COUNTY, TENNESSEE

VOLKERT
750 OLD HICKORY BOULEVARD
SUITE 230-1
BRENTWOOD, TN 37027
618.656.1845

**TRACT
46
MAP 030H, PARCEL 12.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southeast corner of Lot 53 of Ringgold Acres Section "2" & "3", recorded March 13th, 1964 in plat book 8, page 10;
Thence, North 82° 15' 56" West, along the north right-of-way of Eva Drive, a distance of 174.99 feet;
Thence, a distance of 16.09 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 63° 49' 50" West, 15.81 feet;
Thence, South 82° 15' 56" East, a distance of 189.99 feet, to the east line of said Lot 53;
Thence, South 07° 45' 16" West, along said east line, a distance of 5.00 feet to the point of BEGINNING and containing 926 square feet of land, more or less.

PERMANENT SLOPE EASEMENT

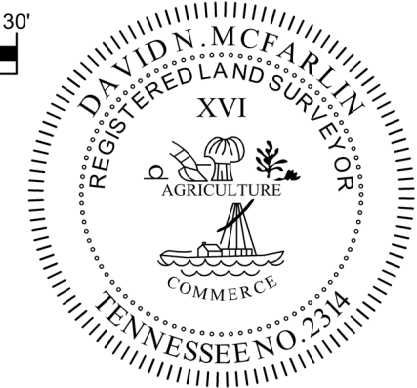
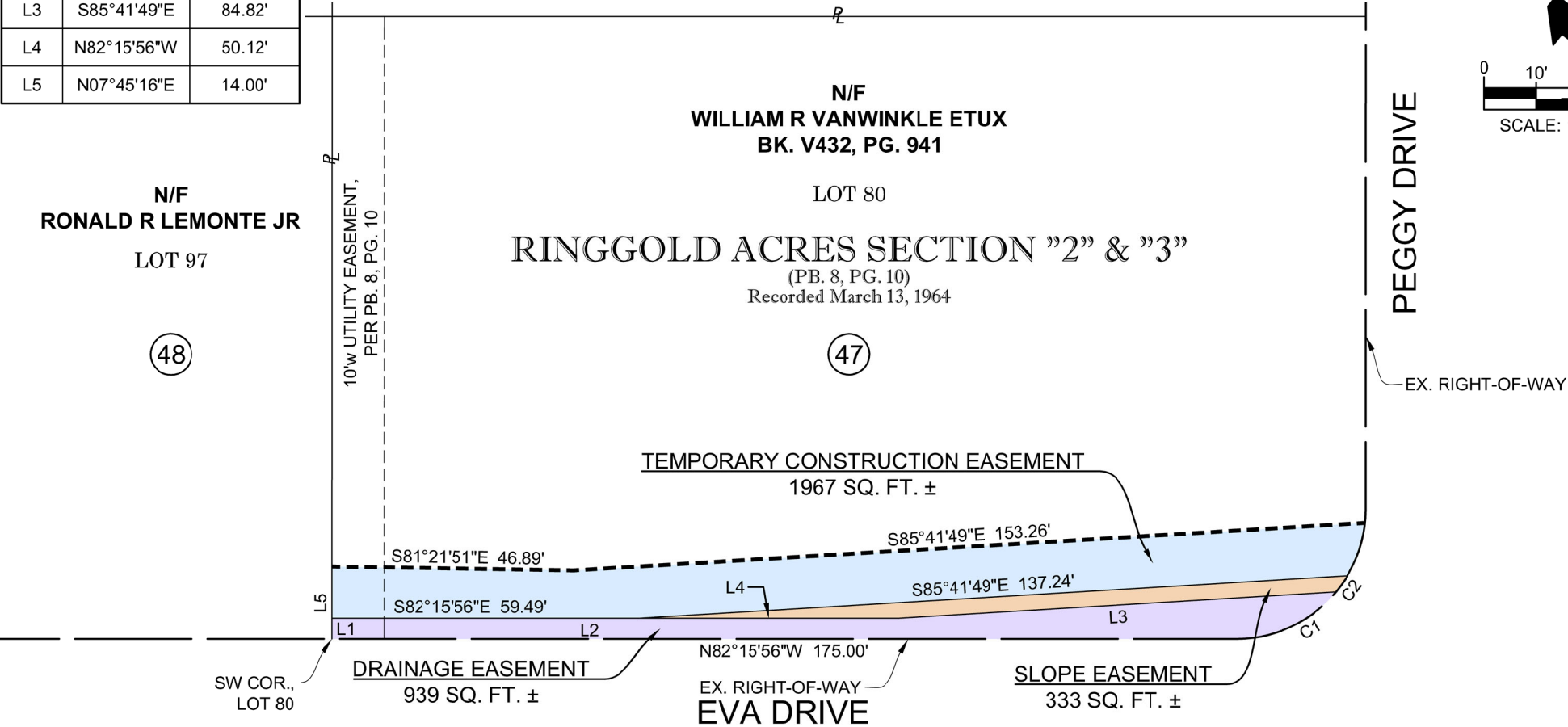
COMMENCING at the southeast corner of Lot 53 of Ringgold Acres Section "2" & "3", recorded March 13th, 1964 in plat book 8, page 10;
Thence, North 07° 45' 16" East, along the east line of said Lot 53, a distance of 5.00 feet;
Thence, North 82° 15' 56" West, a distance of 122.12 feet to the point of BEGINNING;
Thence, North 82° 15' 56" West, a distance of 67.86 feet to the east right-of-way line of Peggy Drive;
Thence, a distance of 11.72 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears North 31° 58' 13" West, 11.61 feet;
Thence, South 75° 29' 59" East, a distance of 75.81 feet to the point of BEGINNING and containing 308 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the east line of said Lot 53 of Ringgold Acres Section "2" & "3", recorded March 13th, 1964 in plat book 8, page 10,
a distance of 15 feet, more or less, from the southwest corner of said Lot 53;
Thence, North 82° 15' 56" West, a distance of 122 feet, more or less;
Thence, North 75° 29' 59" West, a distance of 79 feet, more or less, to the east right-of-way line of Peggy Drive and containing 1966 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°45'16"E	4.00'
L2	S82°15'56"E	109.61'
L3	S85°41'49"E	84.82'
L4	N82°15'56"W	50.12'
L5	N07°45'16"E	14.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	22.01'	25.00'	S72°30'57"W	21.30'
C2	3.84'	25.00'	S42°53'42"W	3.84'



NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - EVA DRIVE						PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE						VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845					
WILLIAM R VANWINKLE ETUX																	
115 PEGGY DRIVE																	
BK. V432, PG. 941																	
MAP 030H		PARCEL 11.00		PROJ. TRACT NUMBER 47		SCALE: 1"=30'		DATE: 7/10/2026		REV. NO.: 0							

MONTGOMERY COUNTY
EVA DRIVE ()

**TRACT
47
MAP 030H, PARCEL 11.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southwest corner of Lot 80 of Ringgold Acres Section "2" & "3", recorded March 13th, 1964 in plat book 8, page 10;
Thence, North 07° 45' 16" East, along the west line of said Lot 80, a distance of 4.00 feet;
Thence, South 82° 15' 56" East, a distance of 109.61 feet;
Thence, South 85° 41' 49" East, a distance of 84.82 feet to the west right-of-way line of Peggy Drive;
Thence, a distance of 22.01 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 72° 30' 57" West, 21.30 feet;
Thence, North 82° 15' 56" West, along the north right-of-way line or Eva drive, a distance of 175.00 feet to the point of BEGINNING and containing 939 square feet of land, more or less.

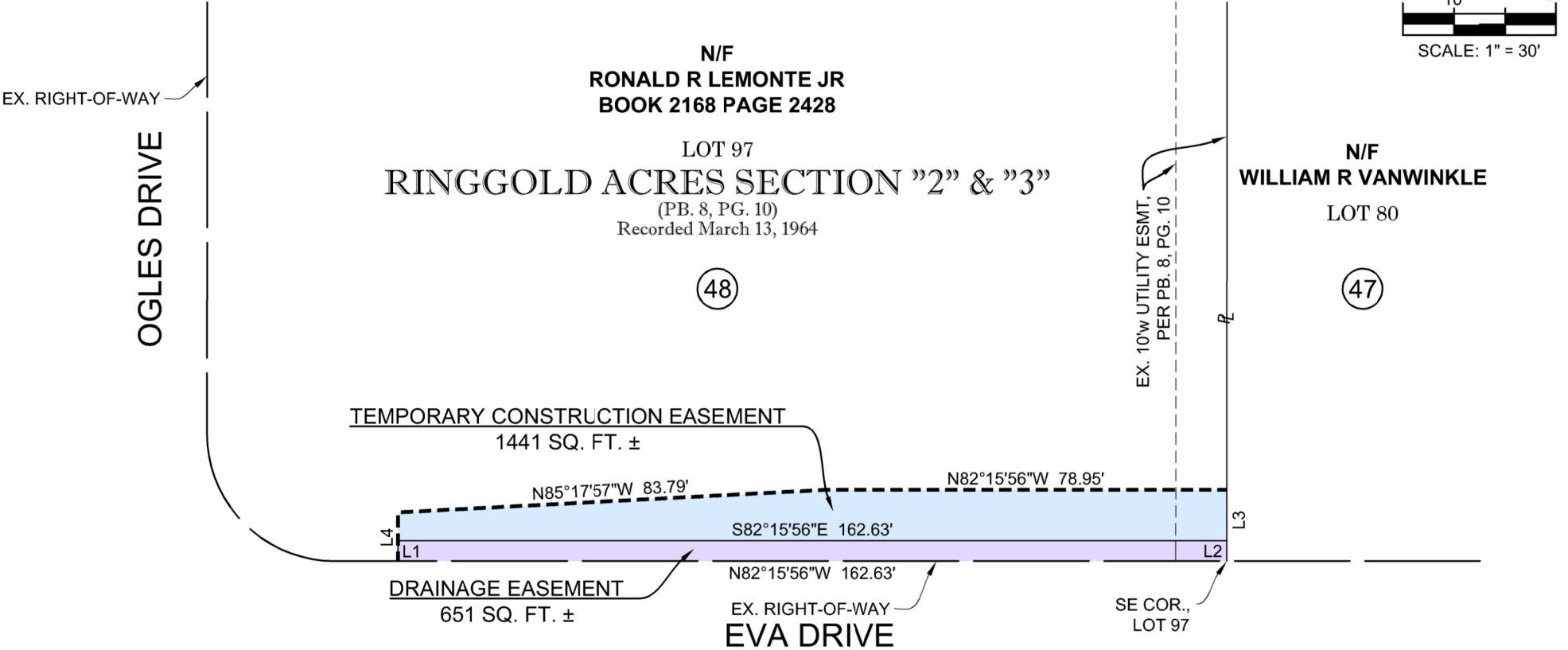
PERMANENT SLOPE EASEMENT

COMMENCING at the southwest corner of Lot 80 of Ringgold Acres Section "2" & "3", recorded March 13th, 1964 in plat book 8, page 10;
Thence, North 07° 45' 16" East, along the west line of said Lot 80, a distance of 4.00 feet;
Thence, South 82° 15' 56" East, a distance of 59.49 feet to the point of BEGINNING;
Thence, South 85° 41' 49" East, a distance of 137.24 feet to the west right-of-way line of Peggy Drive;
Thence, a distance of 3.84 feet, along a curve to the right, having a radius of 25.00 feet, the chord of said curve bears South 42° 53' 42" West, 3.84 feet;
Thence, North 85° 41' 49" West, a distance of 84.82 feet;
Thence, North 82° 15' 56" West, a distance of 50.12 feet to the point of BEGINNING and containing 333 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Slope and Drainage Easements bounded by a line described as follows;
BEGINNING at a point on the west line of said Lot 80 of Ringgold Acres Section "2" & "3", recorded March 13th, 1964 in plat book 8, page 10,
a distance of 14 feet, more or less, from the southwest corner of said Lot 80;
Thence, South 81° 21' 51" East, a distance of 47 feet, more or less;
Thence, South 85° 41' 49" East, a distance of 153 feet, more or less, to the west right-of-way line of Peggy Drive and containing 1967 square feet of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°44'04"E	4.00'
L2	S07°45'16"W	4.00'
L3	N07°45'16"E	14.00'
L4	S07°44'04"W	9.57'



NOTES:
1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION SOLELY FOR THE PURPOSE OF DEPICTING PROPOSED EASEMENTS AND IS NOT INTENDED TO ESTABLISH, CERTIFY, OR MONUMENT PROPERTY BOUNDARIES AND DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-.07.
2. BEARINGS ARE BASED UPON TENNESSEE STATE PLANE, ZONE 4100.

EXHIBIT "A" SIDEWALK CONCEPT STUDY - EVA DRIVE		PREPARED FOR: THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE	VOLKERT 750 OLD HICKORY BOULEVARD SUITE 230-1 BRENTWOOD, TN 37027 618.656.1845
RONALD R LEMONTE JR 118 OGLES DRIVE BK. 2168, PG. 2428			
MAP 030H	PARCEL 12.00	PROJ. TRACT NUMBER 48	SCALE: 1"=30'
DATE: 7/14/2026		REV. NO.: 1	

MONTGOMERY COUNTY
EVA DRIVE ()

**TRACT
48
MAP 030H, PARCEL 12.00**

PERMANENT DRAINAGE EASEMENT

BEGINNING at the southeast corner of Lot 97 of Ringgold Acres Section "2" & "3", recorded March 13th, 1964 in plat book 8, page 10;
Thence, North 82° 15' 56" West, along the north right-of-way line of Eva Drive, a distance of 162.63 feet;
Thence, North 07° 44' 04" East, a distance of 4.00 feet;
Thence, South 82° 15' 56" East, a distance of 162.63 feet to the east line of said Lot 97;
Thence, South 07° 45' 16" West, along said east line, a distance of 4.00 feet to the point of BEGINNING and containing 651 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Generally being an area adjoining the Drainage Easement bounded by a line described as follows;
BEGINNING at a point on the east line of Lot 97 of Ringgold Acres Section "2" & "3", recorded March 13th, 1964 in plat book 8, page 10, said point being a distance of 14 feet, more or less, from the southeast corner of said Lot 97;
Thence, North 82° 15' 56" West, a distance of 79 feet, more or less;
Thence, North 85° 17' 57" West, a distance of 84 feet, more or less;
Thence, South 07° 44' 04" West a distance of 10 feet, more or less, to the north right-of-way line of Eva Drive and containing 1441 square feet of land, more or less.

ORDINANCE 09-2026-27

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, TITLE 12 (STREETS AND OTHER PUBLIC WAYS AND PLACES), CHAPTER 1 (IN GENERAL), SECTION 12-124 (SIDEWALKS) TO ADD PARAGRAPHS (L) AND (M) REGARDING EXEMPTION AND SIDEWALK APPEAL.

WHEREAS, Section 12-124 (Sidewalks), of the City Code authorizes the City to regulate the plan, design, development and location of sidewalks; and

WHEREAS, Section 12-124 (Sidewalks), of the City Code City states that sidewalks shall be mandatory along newly constructed public roads, and along dedicated permanent roadway easements in all zoning districts, with the exception of districts zoned M-2 and M-3 Industrial; and

WHEREAS, the City Council further finds that it is in the best interests of the City and its residents to establish an exemption and appeal process for cases of demonstrated hardship arising from this sidewalk requirement;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That Title 12 (Streets and Other Public Ways and Places), Chapter 1 (In General), Section 12-124 (Sidewalks), of the Official Code of the City of Clarksville is hereby amended as set forth below:

Sec. 12-124. Sidewalks.

- (a) *Legislative intent.* The sidewalk system for the city should be planned, designed, developed and maintained in a manner, which will provide for the safe, convenient and orderly movement of pedestrians along the roadway system throughout the city. Further, sidewalks should be designed and located in a manner, which will encourage their safe use while meeting all applicable local, state and federal regulations. Sidewalks shall be mandatory in conjunction with all new commercial developments including multi-family. Sidewalks shall also be mandatory along any residential minor plat subdivision or greater as defined in the current edition of the Montgomery County, Tennessee subdivision regulations. Further, sidewalks shall be mandatory along newly constructed public roads, and dedicated permanent roadway easements, in all zoning districts with the exception of districts zoned M-2 and M-3 Industrial, and shall meet the requirements of this section.

Within any development which had an active approved preliminary subdivision plat or an approved site plan as of May 6, 2007 and has construction plans approved by the city street department as of May 6, 2010, placement of sidewalks will continue to be voluntary, however if sidewalks are proposed, they must meet the requirements of this section.

- (b) *Requirements of sidewalks with development project.* The necessary property right-of-way and/or easements, along with actual design and construction of sidewalks shall be required of development as public improvements in all zoning districts with the exception of districts zoned M-2 and M-3 Industrial, at the time of:

- (1) Subdivision;
- (2) Application for any grading permit; or
- (3) Application for site plan approval.
- (c) *Placement of sidewalks.* If sidewalks are proposed for any development, they shall be placed on both sides of the roadway. The director of streets may exempt this requirement if the following conditions apply:
 - (1) Where physical or topographic constraints would create unsafe sidewalk conditions for pedestrians.
 - (2) In cul-de-sacs, around the radius of the cul-de-sac.
 - (3) If the development fronts on an existing street or if the developing party does not own the land on both sides of the roadway that is proposed for sidewalks
- (d) *Use of pavement shoulders as pedestrian sidewalks.* The use of roadway shoulders shall not be considered an acceptable alternative to providing off-street sidewalks.
- (e) *Placement of sidewalks in rights-of-way and easements.* While it is preferable that sidewalks be placed within fee-simple right-of-way, it is considered acceptable on a case-by-case basis for sidewalks to be placed in recorded easements (pedestrian or general use) when right-of-way is not available.
- (f) *Conflicts with utilities.* When installing sidewalks within roadway right-of-way, sidewalks must often co-exist with utility facilities such as poles, guy wires, pedestals and manholes. When these utility facilities conflict with the required and best location for sidewalks, the director of streets shall require the utility company(s) to relocate such appurtenances as needed for proper sidewalk design and installation.
- (g) *Prioritization of sidewalk installations.* Sidewalks installed by the city shall be installed according to the following prioritization schedule. The greater the point value the higher the priority.

Table 1. Sidewalk Priority Indicator

Sidewalk Priority Indicator	Point Value
<i>Pedestrian District</i>	
Central Business Improvement District	5
<i>Trip Generators within ½ mile</i>	
Elementary, Middle and High Schools	5
Colleges and Universities	4
Parks and Greenways	4
Public Housing	4
Multi-family Development	3
Civic Centers (Post office, library, government offices)	3
Commercial or Mixed-Use Development	2
Single Family Development	2
<i>Trip Generators within ¼ mile</i>	
Transit Routes	3
Senior Housing	2
<i>Other</i>	
Missing Segment (within ¼ mile of existing sidewalk)	5

Damaged Segment on Existing Sidewalk	4
Missing Segment (within ½ mile of existing sidewalk)	3
Available Right-of-Way	2
Daily Traffic Volumes > 20,000 vpd	3
Daily Traffic Volumes 5,000—20,000 vpd	2
Posted Speed Limit > 40 mph	3
Posted Speed Limit 30—40 mph	2

- (h) *Timing of sidewalk and handicap ramps installations with development.* All handicap ramps must be in place at the time of final plat approval. All sidewalks must be in place twenty-four (24) months after final plat approval. At the time of final plat approval, a surety bond, letter of credit or other financial instrument must be in place to ensure the sidewalk's eventual placement. On a case-by-case basis, the director of streets may grant requests for extension.

If public sidewalks are part of an approved site plan, all sidewalks and handicap ramps must be in place prior to issuance of a certificate of occupancy.

- (i) *Requirement of sidewalk in public roadway projects.* All city roadway improvement projects, except normal resurfacing maintenance, shall include sidewalks in their design and construction as called for in the sidewalk plan in all zoning districts with the exception of districts zoned M-2 and M-3 Industrial. State roadway improvement projects should include sidewalks in their design and construction if economically feasible and subject to state, department of transportation and/or other state agency approval and appropriation for the costs thereof.
- (j) *Responsibility for sidewalk maintenance.* The city shall maintain and repair any sidewalks along roadways under its jurisdiction. Repair of non-routine sidewalk damage caused by others may be assessed to those who are responsible for such damage. Property owners are responsible for maintenance of grass strips or landscaping on either side of the sidewalk.
- (k) *Minimum design standards—Conflicts with other laws.* Unless otherwise specified, all sidewalks shall be installed in accordance with appendix A.
- (1) Special design standards (increased and decreased width and setback, brick/stone pavers, colored concrete, exposed aggregate, etc) may be established on a case-by-case basis.
 - (2) Sidewalks along state highways shall also meet applicable state design standards.
 - (3) All sidewalks shall meet the requirements of the Americans with Disabilities Act (ADA) at the time of installation. In the case of a conflict between the provisions of the ADA and this section, the more stringent criteria shall apply.
- (l) *Exemption.* The Director of Streets may, at his/her discretion, exempt a development from sidewalk requirements. All such exemptions shall be recorded and submitted to the TSG Committee on a monthly basis.
- (m) *Sidewalk Appeal.* Applicants may appeal the provisions of the sidewalk ordinance. Such appeals shall be heard by the TSG Committee.

FIRST READING:

SECOND READING:

EFFECTIVE DATE: