

LOT 6  
NORTHSTAR INDUSTRIAL PARK SUBDIVISION  
PLAT BK 34, PG 38  
HMM DEVELOPMENT LLC  
MAP 57, PARCEL 30.06, R BK 1722, PG 1157

OWNER/DEVELOPER:  
D. R. HORTON, INC.  
7175 NOLANSVILLE RD. STE 202,  
NOLANSVILLE TN 37135  
CONTACT: MATTHEW DOWDLE

DEED REFERENCE:  
TAX MAP 57, PARCEL 4.00  
TAX MAP 57, PARCEL 27.01  
RECORD BOOK 2320, PAGE 2738  
ZONED: PUD

SECTION 1 LAND DATA:  
8 LOTS ON 34.56± ACRES  
5 COMMERCIAL LOTS  
3 TOWNHOME LOTS

MINIMUM YARD REQUIREMENTS:  
TOWNHOME:  
FRONT: 30'  
SECONDARY FRONT: 15'  
(#FRONT PORCHES/STOOPS  
ENROACH 6' INTO FRONT  
SETBACKS)  
SIDE: 5'  
REAR: 15'  
COMMERCIAL:  
FRONT: 42'  
SIDE: 10'  
REAR: 20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°50'42" E	42.00'
L2	S 19°09'18" E	11.05'
L3	N 19°09'18" W	11.05'
L4	N 70°50'42" E	7.00'
L5	S 19°09'18" E	29.91'
L6	N 19°09'18" W	29.91'
L7	S 8°02'51" E	35.47'
L8	S 08°44'13" W	35.48'
L9	S 19°09'18" E	29.91'
L10	N 19°09'18" W	29.91'
L11	S 52°18'10" W	7.46'

2545980 ONTARIO LTD  
C/O BALKAR JHUTTI  
MAP 57, PARCEL 28.00  
R BK 1551, PG 3338

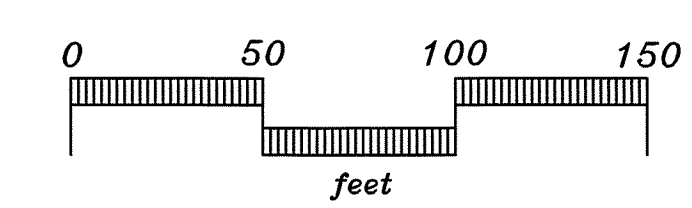
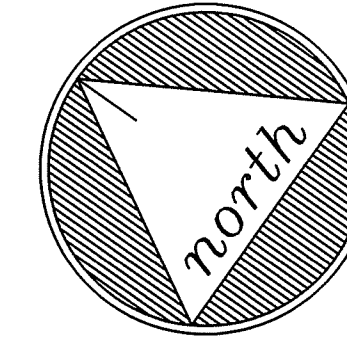
N = 577,518.817  
E = 1,831,500.084

TAX MAP 57,  
REMAINDER OF PARCEL 4.00  
D. R. HORTON, INC.  
R.B.K. 2320, PG. 2738  
ZONED: PUD  
RESERVED FOR FUTURE  
DEVELOPMENT  
(NOT A BUILDABLE LOT)

TAX MAP 57,  
REMAINDER OF PARCEL 27.01  
D. R. HORTON, INC.  
R.B.K. 2320, PG. 2738  
ZONED: PUD  
RESERVED FOR FUTURE  
DEVELOPMENT  
(NOT A BUILDABLE LOT)

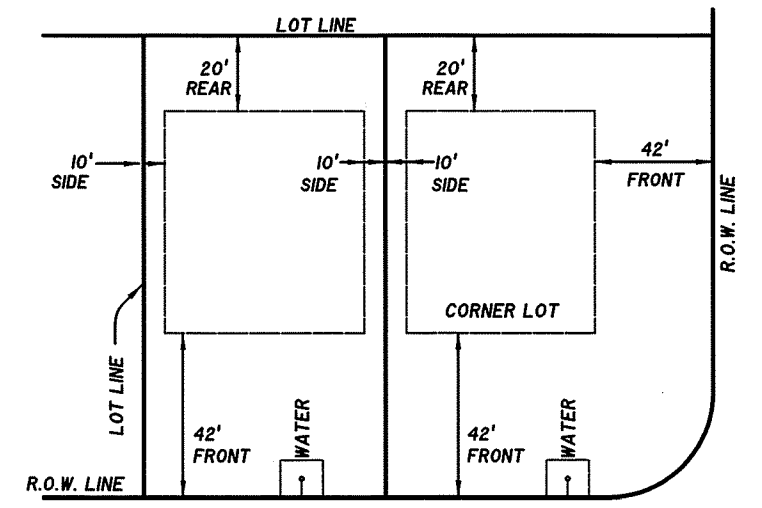
TAX MAP 57, PARCEL 27.00  
(THE LOUISE HORD  
MCCULLOUGH DYNASTY  
TRUST (MULTIPLE BENEFIT))  
C/O BRICKE MURFREE  
R.B.K. 2270, PAGE 1721

WATER QUALITY PROTECTION AREA NOTE  
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR  
DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN ANY  
WATER QUALITY PROTECTION AREA, EXCEPT AS PERMITTED IN  
WRITING BY THE DIRECTOR OF THE WATER AND SEWER  
DEPARTMENT OR THE ENGINEERING DIRECTOR. DISTURBANCE OF  
THE WATER QUALITY PROTECTION AREA, INCLUDING PLACEMENT  
OF STRUCTURES AND APPLICATION OF HERBICIDES OR  
FERTILIZERS, IS PROHIBITED. IN ZONE 2 ONLY, PROPERTY  
OWNERS ARE ALLOWED TO HAVE MANAGED VEGETATION, WHICH IS  
LIMITED TO CUTTING, MOWING, NO-TILL PLANTING AND AERATION  
REFERENCE, CITY CODE, CHAPTER 27-1/2

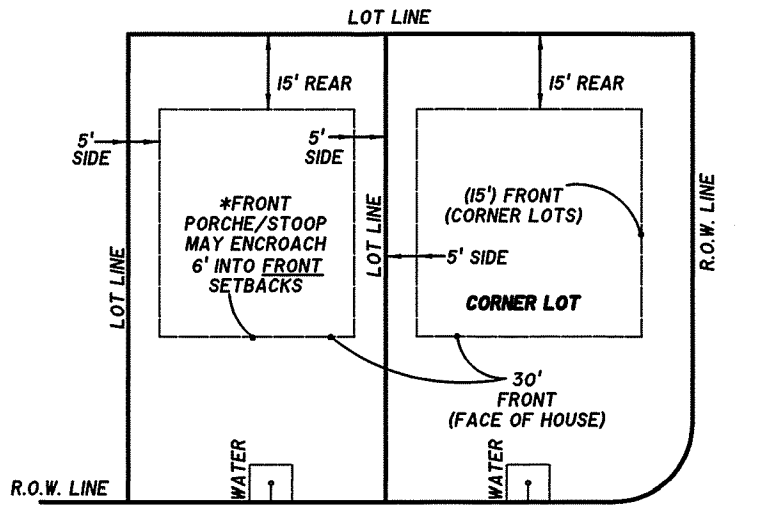


CURVE TABLE

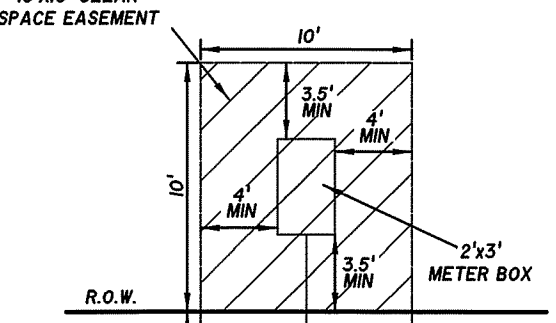
CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	10°13'56"	489.00'	87.33'	N 48°49'21" E	37.21'
C2	10°13'56"	251.00'	44.83'	S 48°49'21" W	44.77'
C3	2°00'19"	531.00'	23.51'	S 7°16'33" W	24.91'
C4	2°00'19"	489.00'	23.62'	S 7°16'33" W	23.46'
C5	30°00'00"	18.00'	28.27'	N 25°50'42" E	25.46'
C6	30°00'00"	18.00'	28.27'	N 64°09'18" W	25.46'
C7	10°13'56"	251.00'	44.80'	N 13°50'09" W	45.54'
C8	30°00'00"	18.00'	28.27'	S 64°09'18" E	25.46'
C9	30°00'00"	18.00'	28.27'	S 25°50'42" W	25.46'
C10	1°57'20"	231.00'	42.36'	S 13°10'58" E	42.29'
C11	1°57'20"	209.00'	43.61'	N 13°10'58" W	43.53'
C12	54°09'10"	251.00'	237.23'	S 19°52'37" W	228.50'
C13	54°09'10"	209.00'	267.54'	N 19°52'37" E	268.46'
C14	82°47'49"	279.00'	403.18'	S 05°33'10" E	569.00'
C15	82°47'49"	321.00'	463.87'	N 05°33'18" E	424.58'
C16	4°12'52"	180.55'	31.54'	S 15°14'20" E	17.65'
C17	4°12'52"	259.00'	50.38'	N 15°14'21" W	17.10'
C18	46°06'18"	253.19'	203.74'	S 27°12'55" W	198.29'
C19	48°14'53"	206.67'	174.04'	N 30°56'21" E	169.94'
C20	55°40'58"	33.00'	31.01'	S 25°59'04" W	29.90'
C21	88°28'15"	25.00'	36.60'	S 80°42'02" E	34.88'



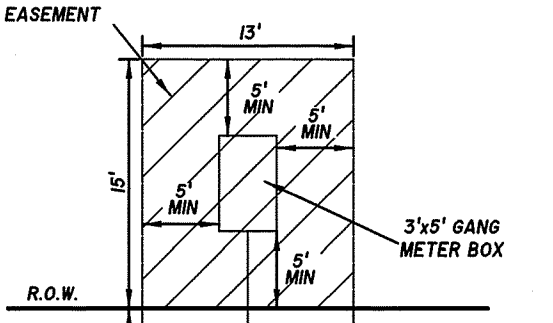
MINIMUM BUILDING SETBACK DETAIL  
COMMERCIAL LOTS (C1 - C5)  
N.T.S.



MINIMUM BUILDING SETBACK DETAIL  
TOWNHOME LOTS (T1-T3)  
N.T.S.



SINGLE FAMILY RESIDENTIAL  
METER CLEAR SPACE  
REQUIREMENT  
N.T.S.



SINGLE GANG METER  
VAULT CLEAR SPACE  
REQUIREMENT  
N.T.S.

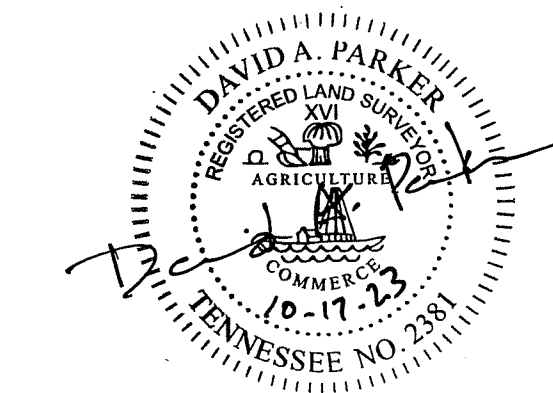
TAX MAP 57, PARCEL 27.00  
(THE LOUISE HORD  
MCCULLOUGH DYNASTY  
TRUST (MULTIPLE BENEFIT))  
C/O BRICKE MURFREE  
R.B.K. 2270, PAGE 1721

MAP 57, PARCEL 44.01  
(THE LOUISE HORD MCCULLOUGH  
DYNASTY TRUST (MULTIPLE BENEFIT))  
C/O BRICKE MURFREE  
R.B.K. 2270, PG. 1708

NORTHWEST BROAD STREET - U.S. HIGHWAY 41 - STATE ROUTE #70 SOUTH  
(RIGHT OF WAY VARIES) (MAJOR ARTERIAL)

- LEGEND
- IRON PIN (FOUND)
  - IRON PIN SET (NEW)
  - CONC. MONUMENT (FOUND)

Heather Dewberry, Registrar  
Rutherford County Tennessee  
Rec'd: 1233910  
State: 0.00  
Clerk: 0.00  
Other: 2.00  
Total: 35.00  
Instrument #: 2520063  
Recorded:  
11/2/2023 at 9:13 AM  
Plat Cabinet: 49 Pgs 205-206



PLAT BOOK 49, PAGE 205-206  
TIME OF RECORDING: 8:13 A.M.  
DATE OF RECORDING: November 2, 2023

SECTION 1, PHASE 1  
RIVER LANDING  
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE  
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
WWW.SEC-CIVIL.COM  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18250-II	DATE: 10/14/2023	FILE: RIVER LANDING - SECTION 1, PHASE 1	DRAWN BY: ATG	SCALE: 1" = 50'	SHEET 2 OF 2
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2021-2116 Phase 1 (Sheet 2 of 2)