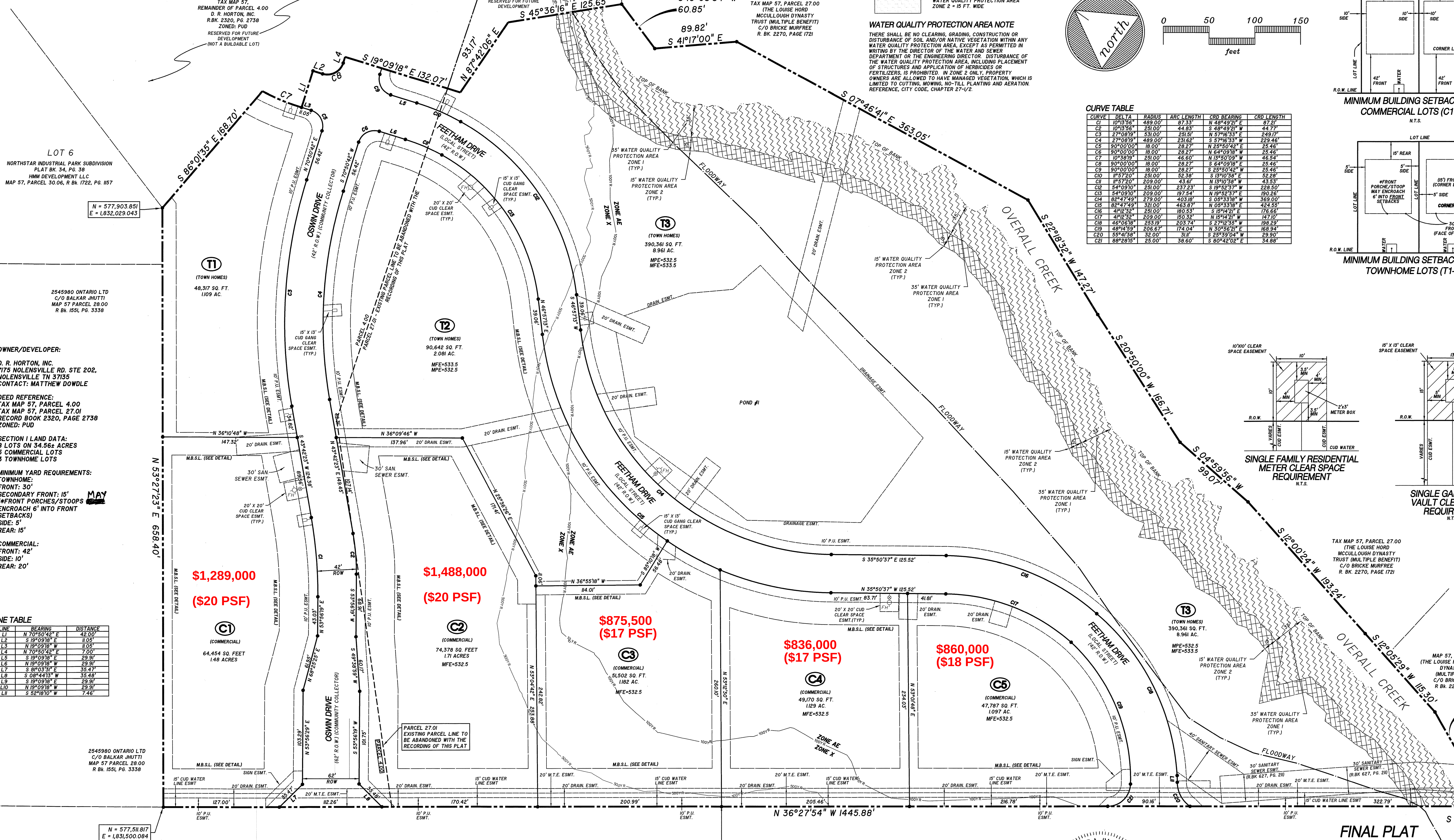




OWNER/DEVELOPER:
D. R. HORTON, INC.
7175 NOLANSVILLE RD. STE 202,
NOLANSVILLE TN 37135
CONTACT: MATTHEW DOWDLE

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

MIDDLE TENNESSEE ELECTRIC NOTE:
THE PROPERTY FRONTAGE ALONG NORTHWEST BROAD STREET - U.S. HIGHWAY 41 - STATE ROUTE #70 SOUTH IS EFFECTED BY AN OVERHEAD LINE FOR MIDDLE TENNESSEE ELECTRIC (M.T.E.) THAT MAINTAINS A 40' EASEMENT (20' FROM CENTERLINE, NORTH AND SOUTH) DUE TO THE LOCATION OF THE EXISTING OVERHEAD ELECTRIC LINE, A 20' M.T.E. EASEMENT WILL BE RECORDED WITH THIS PLAT AS SHOWN ON SHEET #2.

SINGER ROAD
(PUBLIC ROAD)

- 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: 2.00
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

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18250-II

DATE: 10/14/2023

REV: 10-15-23

FILE: RIVER LANDING - SECTION 1, PHASE 1

DRAWN BY: ATG

SCALE: 1" = 50'

SHEET 2 OF 2

2021-2116 Phase 1 (Sheet 2 of 2)