



FOR SALE
COMMERCIAL/RETAIL OUTPARCELS
AVAILABLE AT NEW RIVER LANDING SUBDIVISION

**5002 NW BROAD ST
MURFREESBORO,
TN 37129**

Presented by:

Kyle Robeson

Cell 843.412.5391

Office 615.671.4544 x 9

Kyle.Robeson@SVN.com



**All SVN offices are
independently owned and operated.**

OVER 6.5 ACRES ARE AVAILABLE
Comprised of 5 separate lots • CF Zoning

PARCEL NUMBERS

C1	057H B 001.00
C2	057H B 008.00
C3	057H B 006.00
C4	057H B 005.00
C5	057H B 004.00

PROPERTY HIGHLIGHTS

- Average daily traffic count is approximately 34,000 for NW Broad St.
- All utilities are available.
- 1.25 miles to I-840 and 3 miles to I-24.
- 3 miles to the Nissan Assembly Plant.
- Centrally located between Murfreesboro and Smyrna.
- Subdivision to include 197 townhomes and 95 single-family homes.
- Intersection features a newly installed stoplight.

Please Contact Agent for Pricing

Murfreesboro has seen the largest population influx in recent years, within the state of TN!

As the county's governmental seat and largest city with over 154,000 people, Murfreesboro has the amenities of a large city, including an undergraduate university, expansive health care options, a general aviation airport, and a city bus system. Residents enjoy some of the best K-12 schools in the state, abundant dining options and ample recreational amenities. As one of Tennessee's fastest-growing cities, job expansion in Murfreesboro is expected to grow by nearly 10% in the coming years, so there's plenty of opportunity for everyone. The cost of living is relatively low, too.

Murfreesboro, TN, has experienced significant population growth in recent years. According to the U.S. Census Bureau, the city's population increased from 108,755 in 2010 to 153,487 in 2022,

marking a substantial rise over the 12-year period. As one of Tennessee's fastest-growing cities, job expansion in Murfreesboro is expected to grow by nearly 10% in the coming years.

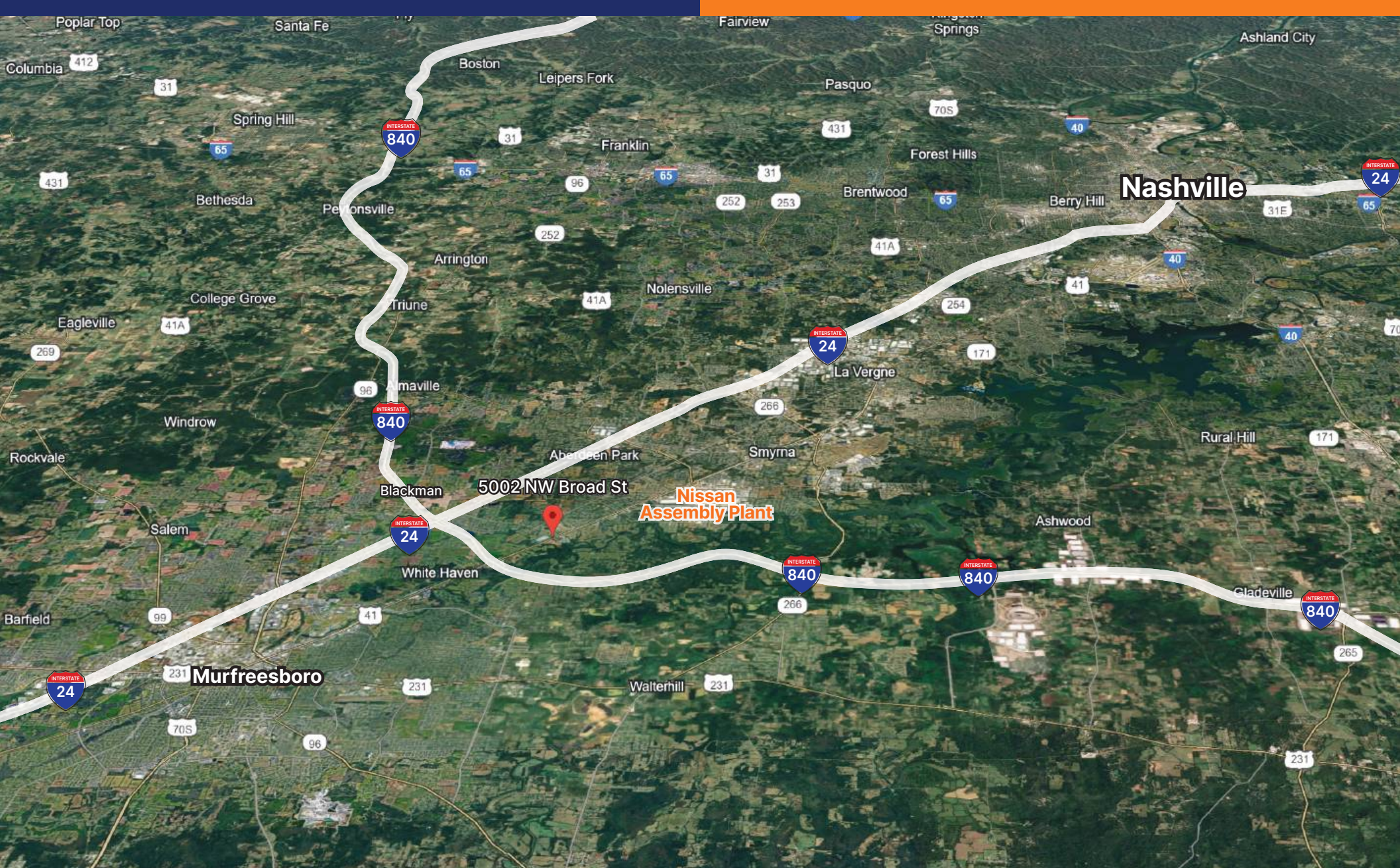
Further highlighting this trend, Murfreesboro was ranked as the 16th fastest-growing city in the United States, with a population increase of over 19% from 2017 to 2022.

Our interstate network and central location allow companies access to 50% of the U.S. market within 650 miles.

A little over 20 minutes away, Nashville International Airport (BNA) provides nonstop service to 85 markets, helping us reach 75% of the U.S. within a 2-hour flight.

This consistent growth underscores Murfreesboro's expanding community and its increasing appeal as a place to live and work.





Kyle Robeson

843.412.5391
615.671.4544 x 9 (Office)
Kyle.Robeson@SVN.com

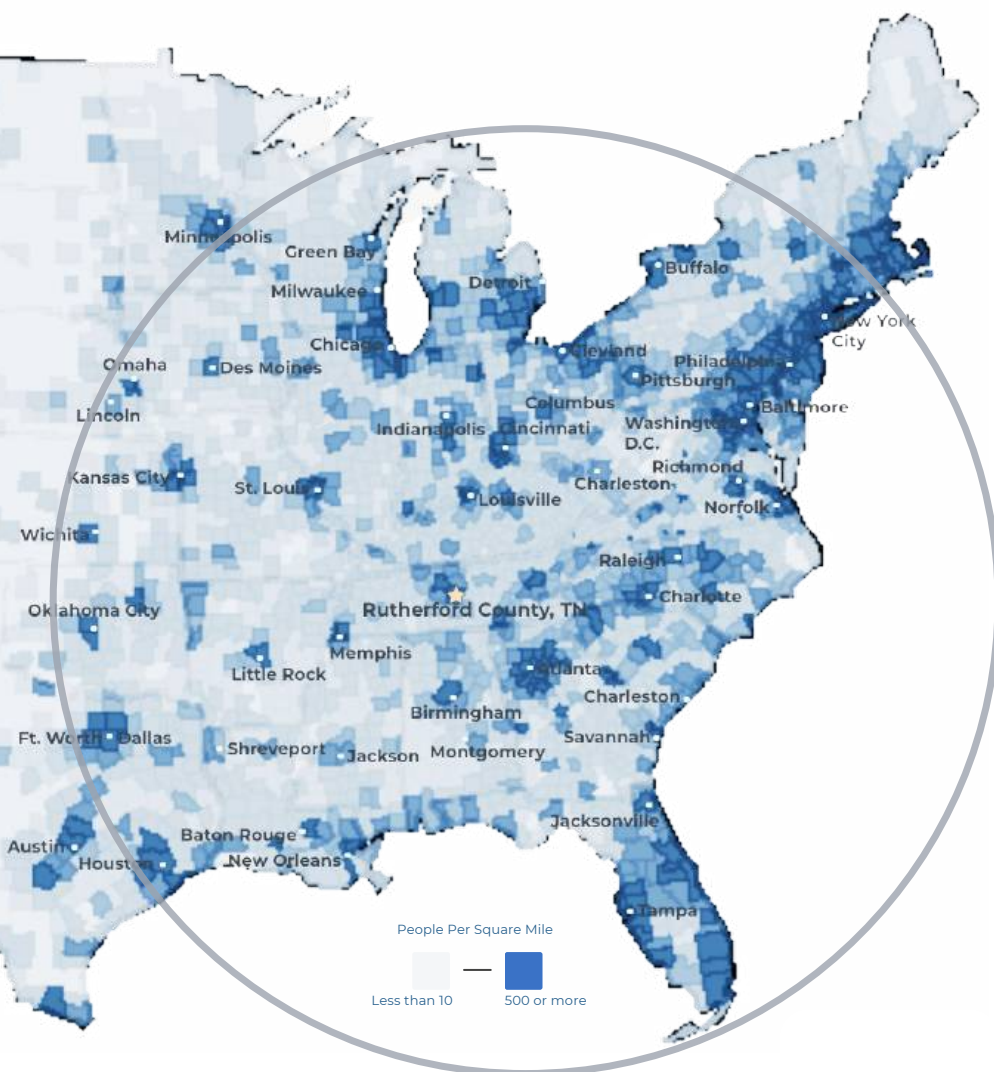
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



#3 Boomtown in America
- SmartAsset 2022

#1 largest suburb
of Nashville, TN

#1 largest university in
Middle Tennessee
- Nashville Business Journal

#3 metro for economic
strength
- Policom 2024

4th best small city to buy
a home in the U.S.
- WalletHub 2021

8th fastest growing
midsize city in the U.S.
- Census 2020

50% of U.S. Population lives
with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

3 major
interstates

1.6 million residents
within a 45 min
drive

12 million people
within a 2.5 hour
drive

#1 elementary, middle
and high schools in
Tennessee

30 minutes to
Nashville
attractions

47 colleges, universities
and training
institutions within 50
miles

source: rutherfordcountydata.com

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

RUTHERFORD COUNTY QUICK FACTS

Population 368,184	Median Home Price \$430,470	3 Colleges 25,000 students
Median Age 34	Median HH Income \$83,534	College Degrees 43% hold Associate or above

LABOR FORCE DATA	County	Tennessee	United States
Labor Force	212,636	3,408,844	168,569,000
Unemployment Rate	2.9%	3.3%	4.1%
Labor Force Participation Rate	67.7%	59.3%	62.6%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of October 2024

RECENT ANNOUNCEMENTS



Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.

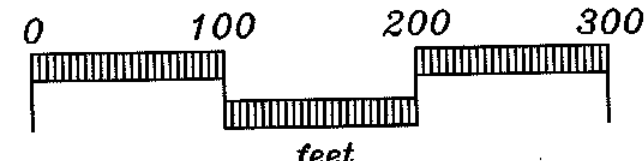
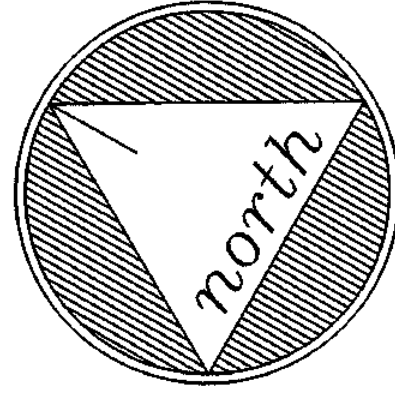


Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.



La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.





CERTIFICATE OF OWNERSHIP AND DEDICATION

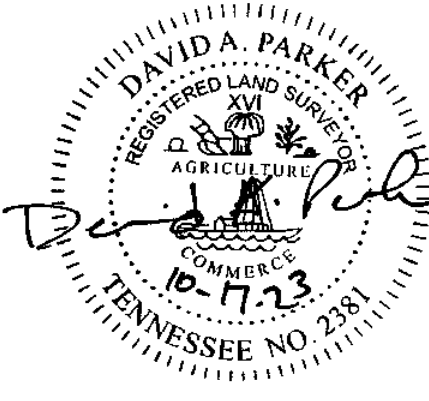
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 10/20/23
DEED REFERENCE: TAX MAP 57, PARCEL 4.00 & 27.01
R.B.K. 2320, PG. 2738
D. R. HORTON, INC.
MATTHEW DOWDLE - ASSISTANT SECRETARY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. INC. 10-17-23
DATE: 10-17-23
REGISTERED SURVEYOR
TENN. R.L.S. No. 2381
David A. Parker



CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE: 10/18/2023
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL
William Stahl

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE: 10/24/2023
MURFREESBORO WATER RESOURCES OFFICIAL
Valerie Smith

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEC WEB SITE AT WWW.MTEC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEC'S REQUIREMENTS.

DATE: 10/19/2023
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL
Ben Minton

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE: 11-1-2023
PLANNING COMMISSION SECRETARY
Mandi D. B.

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: 11-1-2023
CITY ENGINEER
Katie Noll

MURFREESBORO WATER RESOURCES NOTE:
PROPERTY IS WITHIN THE U.S. 41/FLORENCE ROAD AND
OVERALL CREEK SEWER ASSESSMENT DISTRICT.

WATER QUALITY PROTECTION AREA
ZONE 1 - 35 FT. WIDE
WATER QUALITY PROTECTION AREA
ZONE 2 - 15 FT. WIDE

WATER QUALITY PROTECTION AREA NOTE

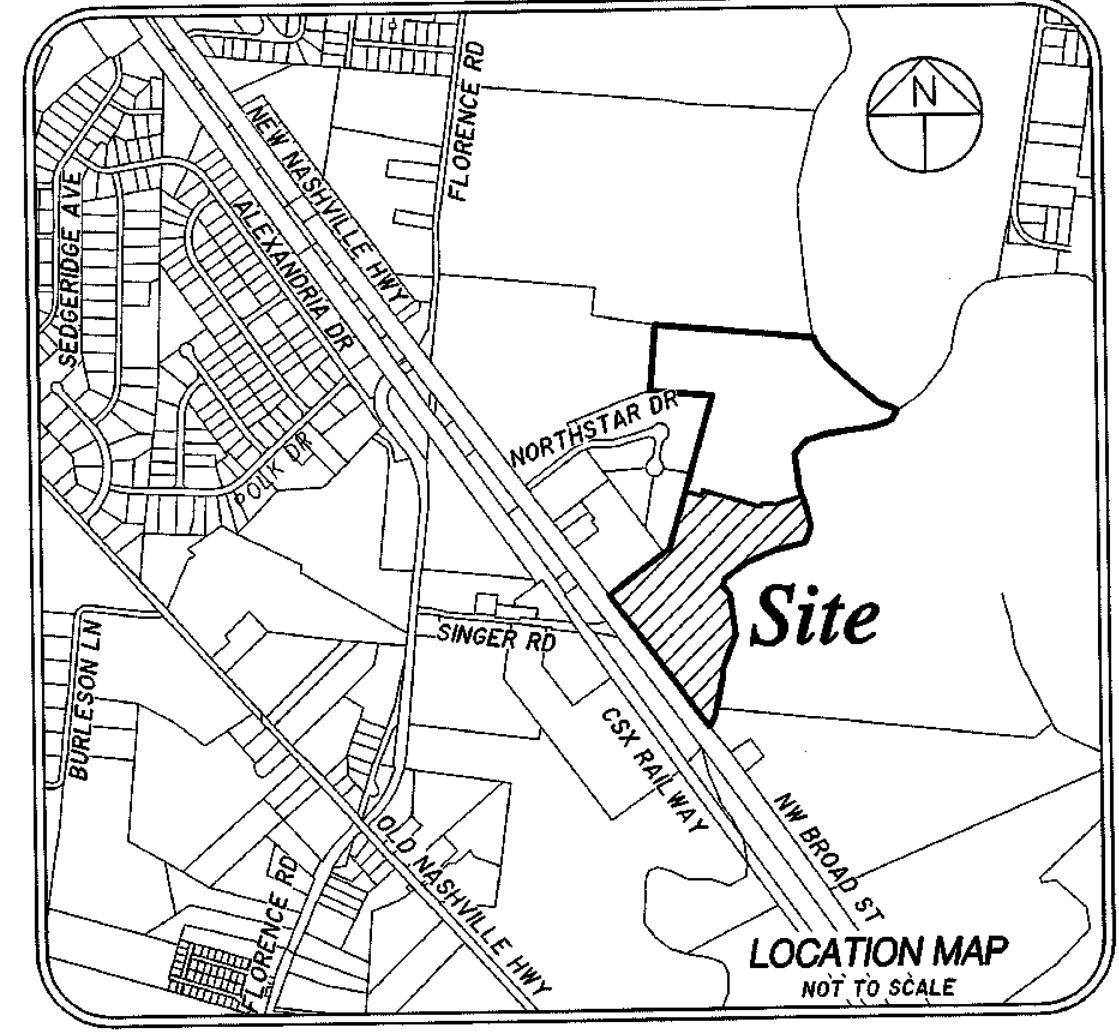
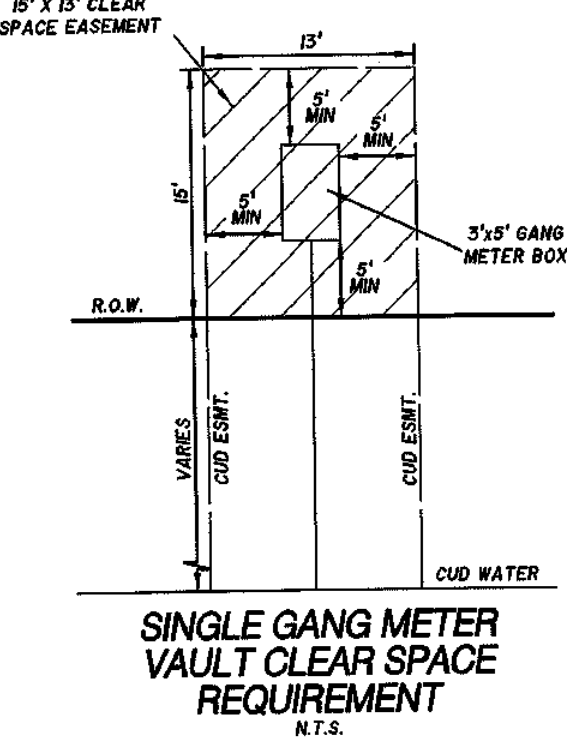
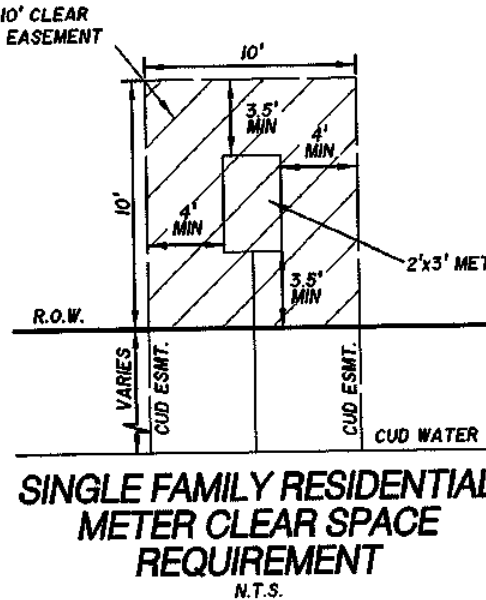
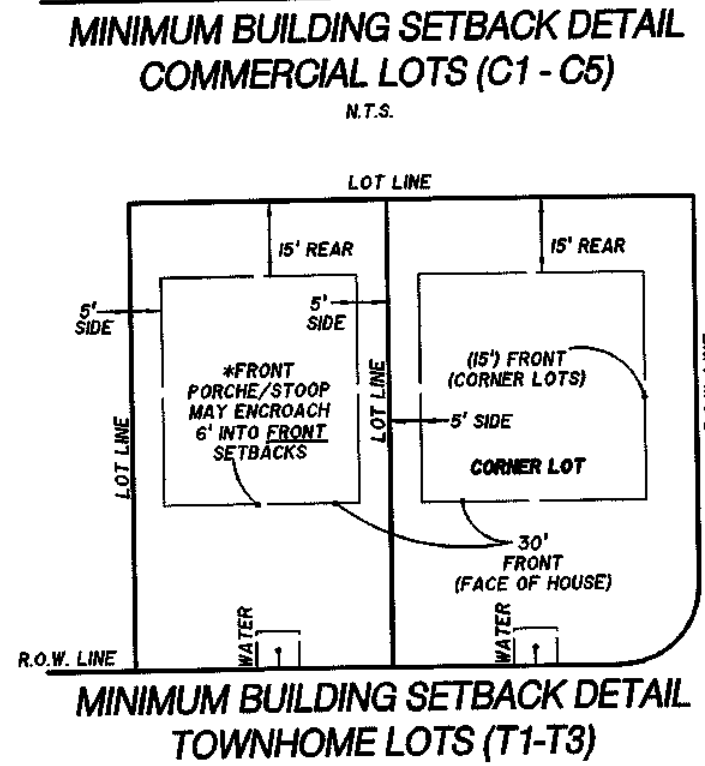
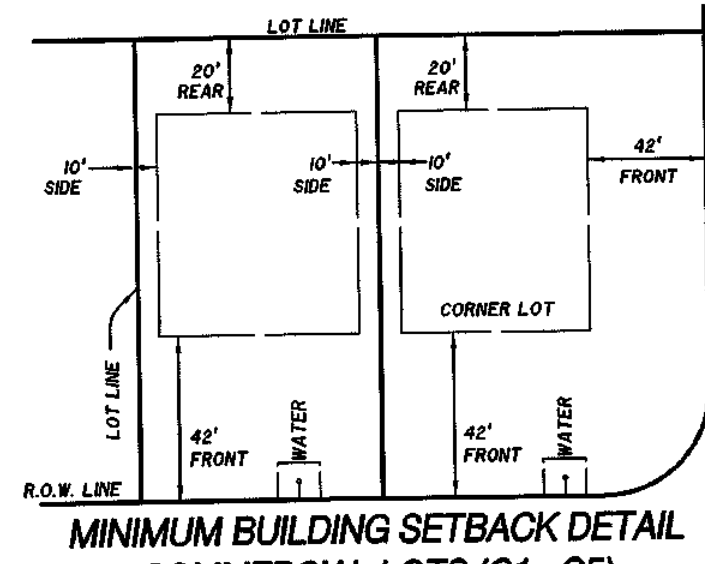
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN ANY WATER QUALITY PROTECTION AREA, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF THE WATER AND SEWER DEPARTMENT OR THE ENGINEERING DIRECTOR. DISTURBANCE OF THE WATER QUALITY PROTECTION AREA, INCLUDING 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.

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 (MTE) 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.

OWNER/DEVELOPER:
D. R. HORTON, INC.
7175 NOLENSVILLE RD. STE 202,
NOLENSVILLE 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 I LAND DATA:
8 LOTS ON 34.56+ ACRES
5 COMMERCIAL LOTS
3 TOWNHOME LOTS
MINIMUM YARD REQUIREMENTS:
TOWNHOME:
FRONT: 30'
SECONDARY FRONT: 15'
(W/FRONT PORCHES/STOOPS MAY ENCROACH 6' INTO FRONT SETBACKS)
SIDE: 5'
REAR: 15'
COMMERCIAL:
FRONT: 42'
SIDE: 10'
REAR: 20'



GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 5 COMMERCIAL LOTS OF RECORD, 3 LOTS OF RECORD FOR FUTURE TOWNHOMES, DEDICATE STREET RIGHT-OF-WAY AND EASEMENTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UGB02-484 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE "AE" & "X". A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C040A, EFFECTIVE DATE MAY 9, 2023.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MNF) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED PUD. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: (SEE MINIMUM BUILDING SETBACK DETAIL).
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MIDDLE TENNESSEE ELECTRIC, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (MFE) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNITY, CATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SEWARIY SEWER CONNECTION WITH THIS REQUIREMENT.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
- ALL COMMON AREAS IN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES UTILIZED IN TREATING STORMWATER RUNOFF IN ORDER TO COMPLY WITH MURFREESBORO CITY CODE. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED WITH THIS PROPERTY AND OBLIGATES ALL SUBSEQUENT OWNERS TO ADHERE TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.
- PERMITTED EXTERIOR MATERIALS FOR THE PROPOSED HOMES ARE BRICK, STONE, AND CEMENT BOARD SIDING. VINYL WILL ONLY BE ALLOWED IN THE TRIM AND SOFFITS.
- PER THE APPROVED PRD, EACH BUILDING ADJACENT TO AN ALLEY WILL BE REQUIRED TO PROVIDE AUTOMATIC LIGHTING FOR THE ALLEY. IN ADDITION, PER THE APPROVED PRD, ALL YARDS MUST BE SODDED.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. PG. 205-206.
- SIDEWALKS TO BE CONSTRUCTED BY THE HOMEOWNER AS HOMES ARE CONSTRUCTED. THE DEVELOPER WILL CONSTRUCT SIDEWALKS LOCATED ALONG COMMON AREA WITH THE INFRASTRUCTURE.
- CUD ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNENCUMBERED BY DRIVEWAYS, SIDEWALKS, FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH AT EACH METER VAULT LOCATION THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER(S) AND SERVICE LINE(S). SEE CUD CLEAR SPACE DETAIL.

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1232810
Exp d: 30.00
Status: 0.00
Clock: 0.00
Other: 11/2/2023 at 8:13 AM
Total: 32.00
Plat Cabinet 49 Pgs 205-206

FINAL PLAT

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. # 18250.01
DATE: 10/14/2021
REV: 10-11-23
FILE: RIVER LANDING-SEC1
DRAWN BY: AT5
SCALE: 1" = 200'
SHEET 1 OF 2

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

LEGEND

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

2021-2116 Phase 1 (Sheet 1 of 2)

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)

LOT 6
NORTHSTAR INDUSTRIAL PARK SUBDIVISION
PLAT BK. 34, PG. 38
HMM DEVELOPMENT LLC
MAP 57, PARCEL 30.06, R.B.K. 1722, PG. 157

N = 577,903.851
E = 1,832,029.043

2545980 ONTARIO LTD
C/O BALKAR JHUTTI
MAP 57, PARCEL 19.00
R.B.K. 1551, PG. 3338

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
ENCROACH 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	110.05'
L3	N 18°09'18" W	110.05'
L4	N 70°50'42" E	7.00'
L5	S 19°09'18" E	29.91'
L6	N 18°09'18" W	29.91'
L7	S 80°03'31" E	35.47'
L8	S 08°44'13" W	35.46'
L9	S 19°09'18" E	29.91'
L10	N 18°09'18" W	29.91'
L11	S 58°18'10" W	7.46'

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

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

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

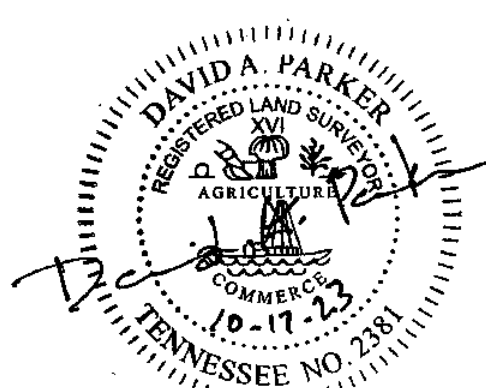
SINGER ROAD
(PUBLIC ROAD)

LEGEND

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

Weather Databases, Register
Rutherford County Tennessee
Rec'd: 12/22/2023
Stake: 0.00
Clerk: 0.00
Observed: 11/2/2023 at 9:13 AM
Total: 35.00
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

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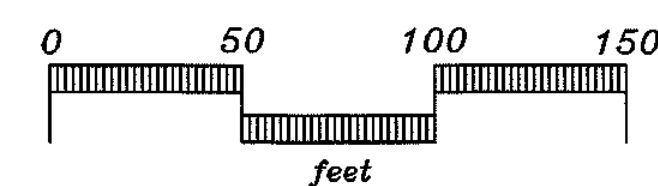
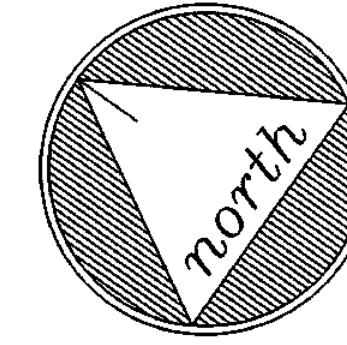
PROJ. # 1828011 DATE: 10/14/2023 FILE: RIVER LANDING- SECTION 1, PHASE 1 DRAWN BY: ATG SCALE: 1" = 50' SHEET 2 OF 2

2021-2116 Phase 1 (Sheet 2 of 2)

WATER QUALITY PROTECTION AREA
ZONE 1 = 35 FT. WIDE

WATER QUALITY PROTECTION AREA
ZONE 2 = 15 FT. WIDE

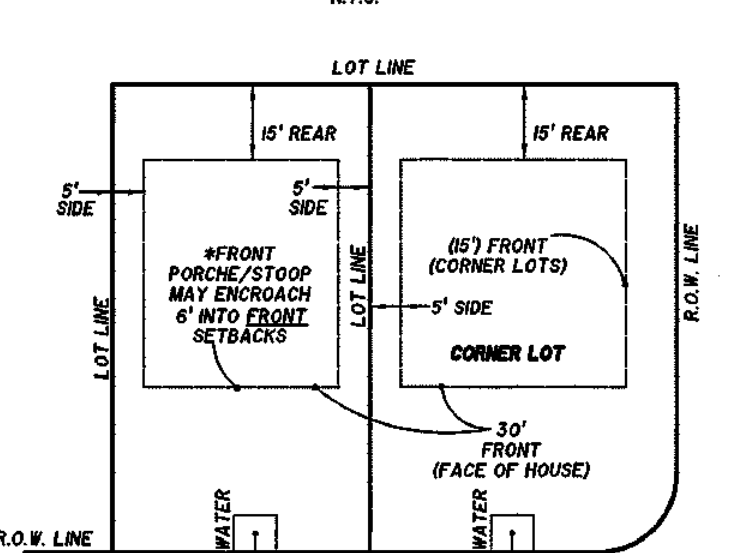
WATER QUALITY PROTECTION AREA NOTE
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR
DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN ANY
WATER QUALITY PROTECTION AREA, EXCEPT AS PERMITTED IN
WRITING BY THE DIRECTOR OF THE WATER AND SEWER
DEPARTMENT OR THE ENGINEERING DIRECTOR. DISTURBANCE OF
THE 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.



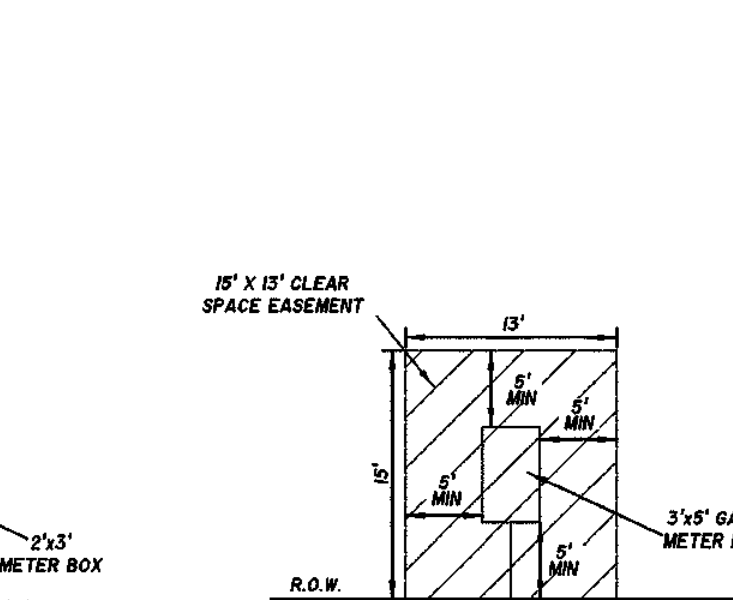
CURVE TABLE

CURVE	DATA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	10°15'56"	489.00'	87.53'	N 48°49'21" E	87.51'
C2	10°15'56"	250.00'	44.83'	S 48°49'21" W	44.77'
C3	27°00'19"	330.00'	230.51'	S 27°16'33" W	249.17'
C4	27°00'19"	489.00'	231.62'	S 27°16'33" W	229.46'
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°15'56"	250.00'	46.50'	N 64°09'18" 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	15°57'20"	230.00'	62.58'	S 13°10'58" E	62.29'
C11	15°57'20"	209.00'	43.61'	N 13°10'58" W	43.53'
C12	54°09'10"	250.00'	237.25'	S 19°52'37" W	228.50'
C13	54°09'10"	209.00'	207.24'	S 19°52'37" W	197.40'
C14	82°47'49"	275.00'	403.18'	S 05°33'10" W	369.00'
C15	82°47'49"	321.00'	463.87'	N 05°33'10" E	424.55'
C16	41°12'36"	250.00'	180.55'	S 15°14'21" E	176.65'
C17	41°12'36"	209.00'	150.32'	N 05°14'21" W	147.10'
C18	46°06'18"	253.19'	203.74'	S 27°12'55" W	198.29'
C19	46°06'18"	205.87'	174.04'	N 30°56'21" E	160.34'
C20	65°40'55"	33.00'	31.0'	S 25°59'04" W	29.50'
C21	68°28'15"	25.00'	38.60'	S 60°42'02" E	34.88'

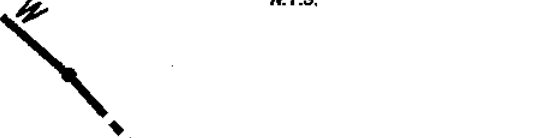
MINIMUM BUILDING SETBACK DETAIL
COMMERCIAL LOTS (C1 - C5)



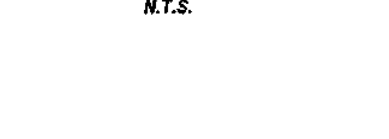
MINIMUM BUILDING SETBACK DETAIL
TOWNHOME LOTS (T1-T3)



SINGLE FAMILY RESIDENTIAL
METER CLEAR SPACE
REQUIREMENT



SINGLE GANG METER
VAULT CLEAR SPACE
REQUIREMENT



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

FINAL PLAT