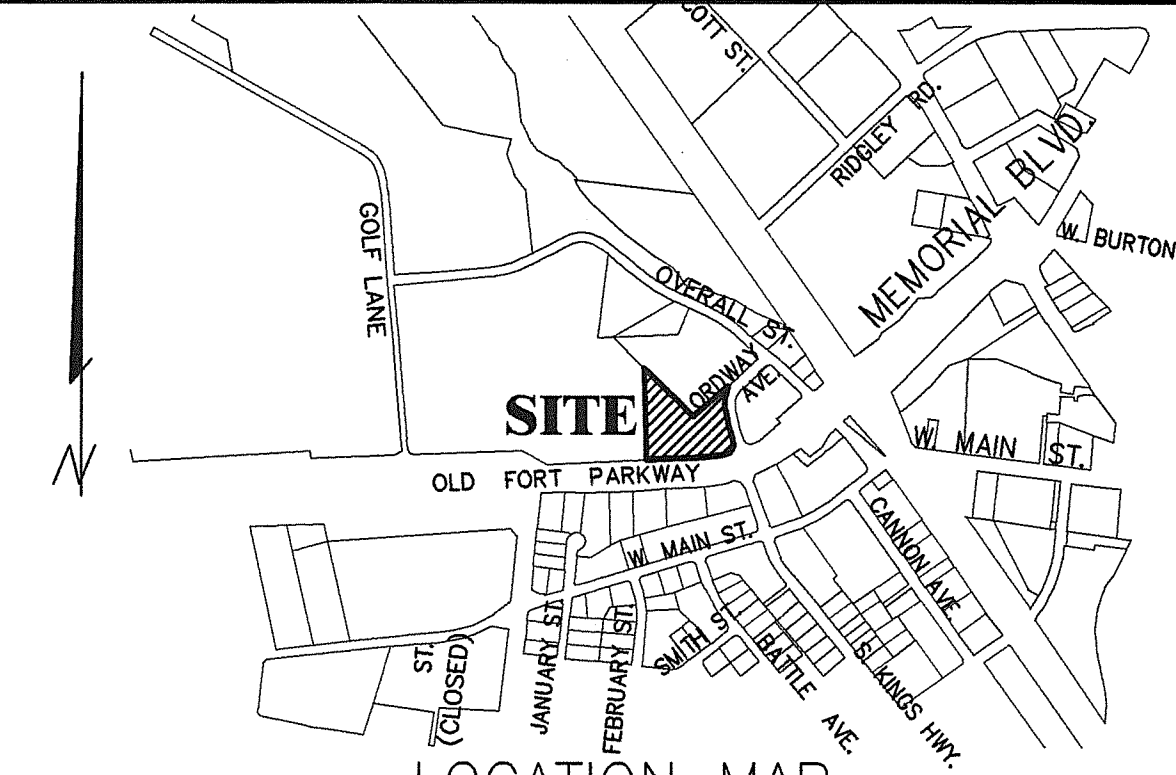


**TYPICAL BUILDING SETBACK DETAIL**

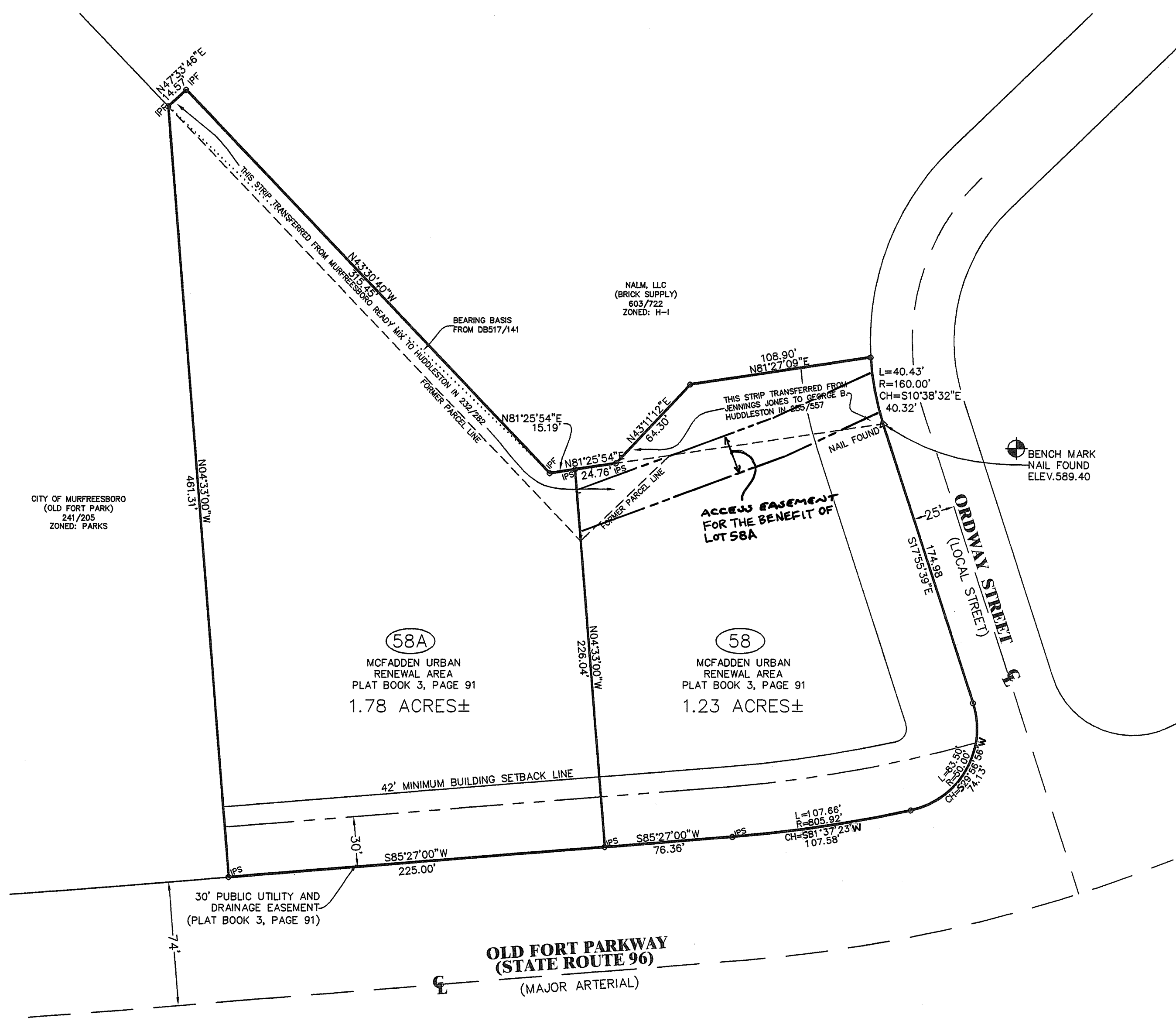
N.T.S.  
 ZONED: H-1 (HEAVY INDUSTRIAL)  
 FRONT SETBACK: 42'  
 SIDE SETBACK: 10'  
 REAR SETBACK: 20'



**LOCATION MAP**  
 N.T.S.

**STANDARD PLAT NOTES**

- Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice of consultation with the individual lot Owner of this construction.
- 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.
- Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation.
- The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) 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 homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection, the builder and/or homeowner shall be responsible for compliance with this requirement.



**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) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

LOT 58 & 58A  
 DEED BOOK: 668  
 PAGE: 194  
 Date: 4-27-2016  
 OWNER: Gregory M. Reed, Executor and Trustee, Huddleston Family, A Tennessee General Partnership

**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 County Register of Records.  
 Date: 4/29/2016  
Ray Atha  
 SECRETARY, PLANNING COMMISSION

**CERTIFICATE OF 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 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 City of Murfreesboro to assure completion of same and that the land shown to be subdivided hereon is within water service jurisdiction of Murfreesboro Water and Sewer Department.  
 Date: 4/28/2016  
Valerie H. Smith  
 MURFREESBORO WATER AND SEWER OFFICIAL

**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 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 local health authority.  
 Date: 4/28/2016  
Valerie H. Smith  
 MURFREESBORO WATER AND SEWER DEPARTMENT OFFICIAL

HALLE PROPERTIES, LLC (DISCOUNT TIRE COMPANY) UNDERSTANDS THAT ACCESS TO OLD FORT PARKWAY WILL NOT BE PROVIDED FOR LOT 58 NOW OR IN THE FUTURE. ALL ACCESS FOR LOT 58 IS TO BE PROVIDED VIA ORDWAY STREET.

A CROSS-ACCESS EASEMENT SHALL BE ESTABLISHED BETWEEN LOTS 58 AND 58A UPON RECORDATION OF THIS PLAT.

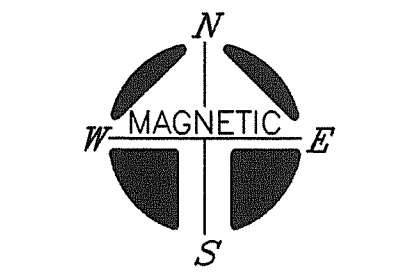
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 58 AND 58A IN ORDER TO ADD AREA TO THE REAR OF EACH LOT.

Ruthann Dabarns, Registrar	
Rec #: 084110	Instrument #: 2044498
State: 0.00	Recorded: 9/27/2016 at 8:55 AM
Class: 0.00	Plat Cabinet 40 Pgs 10-10
Other: 2.00	
Total: 17.00	

PREVIOUSLY RECORDED IN PLAT BOOK: 3 PAGE: 91

DATE OF RECORDING: September 27, 2016  
 TIME OF RECORDING: 8:55 A.M.  
 PLAT BOOK: 40, PAGE: 10

- NOTES:**
- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
  - UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.



2 LOTS: 3.01 AC.±

- LEGEND FOR MONUMENTS**
- IPF ○ IRON PIN SET
  - IPF ○ IRON PIN FIND
  - FENCE
  - RAILROAD SPIKE
  - SURVEY POINT
  - ▲ NAIL
  - CONV. MARKER FND.

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. 5-1-16 North  
 RUTHERFORD COUNTY REGIONAL MANAGING COMMISSION

OWNER: HUDDLESTON FAMILY, A TENNESSEE GENERAL PARTNERSHIP  
 ADDRESS: 806 OLD FORT PARKWAY MURFREESBORO, TN 37129  
 TAX MAP: 914, A PARCEL: 4  
 DEED BOOK 668, PAGE 194  
 FLOOD MAP PANEL: 470165 0260 H ZONE: X  
 FLOOD MAP DATED: JAN. 5, 2007

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

**RESUBDIVISION PLAT**  
**1ST RESUBDIVISION OF**  
**McFADDEN URBAN RENEWAL AREA**  
**(SECTION ONE)**  
**LOTS 58 AND 58A**  
 13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: FEBRUARY, 2016 SCALE 1"=50' SH. 1 OF 1

File 2016-2028