

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL ROADS, UTILITY LINES AND EASEMENTS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED.

DATE: 9/19/24
 JOHN W. WILLY, AUTHORIZED MEMBER OF COMMERCIAL PARTNERS

RECORD BOOK 2189, PAGE 2215

CERTIFICATE OF APPROVAL OF WATER SYSTEMS LOCATED IN THE WATER SERVICE JURISDICTION OF RUTHERFORD COUNTY

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 THE 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 THE SAME.

DATE: 9/16/2024
 William Steele, CONSOLIDATED UTILITY DISTRICT OFFICIAL

CERTIFICATE OF ACCURACY

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

DATE: 9-9-24
 J. P. WILLY, SURVEYOR

CERTIFICATION OF APPROVAL FOR ELECTRIC POWER IN THE ELECTRIC SERVICE JURISDICTION OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

DATE: 9/16/2024
 Chad Gaud, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

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 ONE YEAR OF THIS DATE.

DATE: 9-17-2024
 Amanda D. Pflieger, PLANNING COMMISSION SECRETARY

NOTATION OF FUTURE STREET CONSTRUCTION

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.

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT (1) THE 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 THE SAME.

DATE: 9-17-2024
 Kati Noveck, CITY ENGINEER

NOTATION OF EASEMENTS FOR FUTURE PROJECTS

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.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS CITY OF MURFREESBORO SEWER SERVICE JURISDICTION

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 THE CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF THE SAME.

DATE: 9/16/2024
 Valerie H. Smith, MURFREESBORO WATER RESOURCE OFFICIAL

GENERAL NOTES

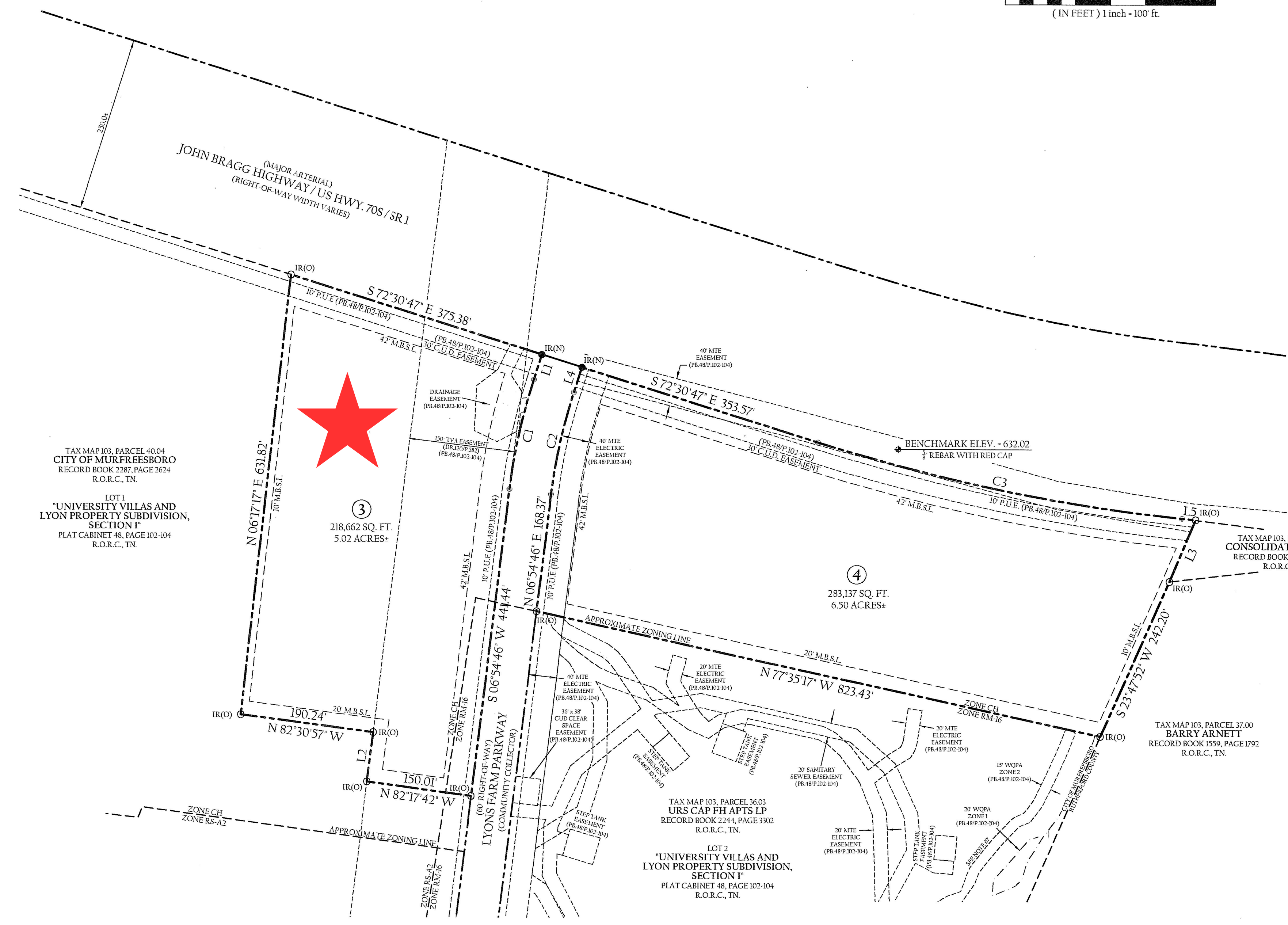
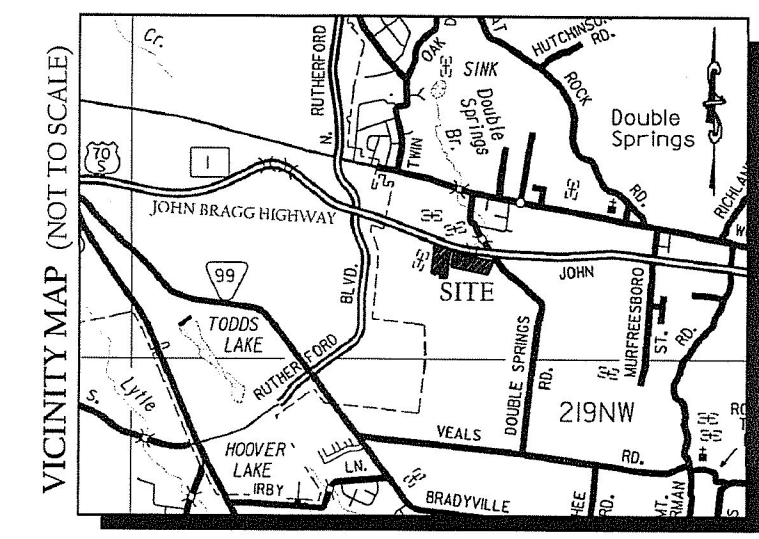
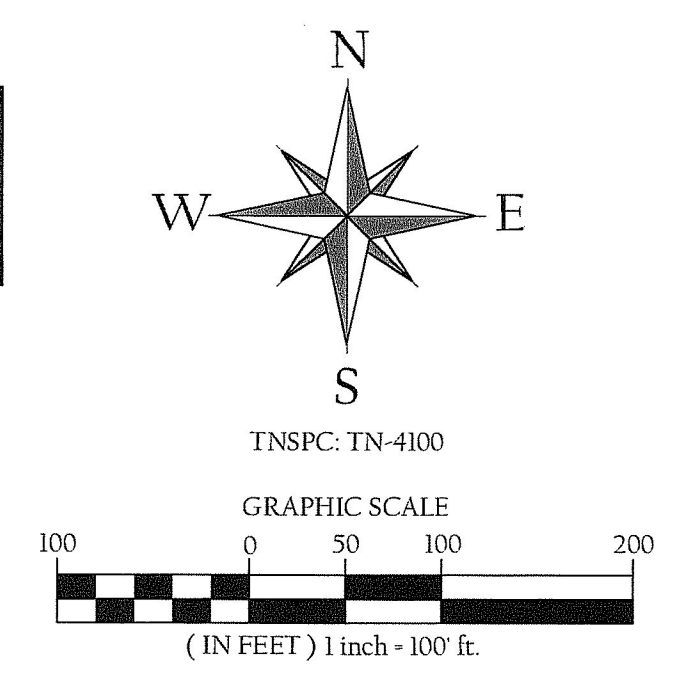
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OF RECORD.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN AUGUST 8, 2019 AND OCTOBER 1, 2019 UTILIZING A TOPCON HYPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 30 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A. *POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H: 0.03, V: 0.026
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47149C0280 DATED 05-09-2023, THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA, ZONE "X" (OUTSIDE AREAS).
- APPLICABLE ENDNOTES FOR ZONING: CH: (6) THE MINIMUM SIDE YARD SHALL APPLY ONLY IF THE PROPERTY ABUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOILS AND/OR NATIVE VEGETATION EXCEPT AS PERMITTED IN WRITING BY THE CITY OF MURFREESBORO.
- THIS SUBDIVISION IS SUBJECT TO THE MURFREESBORO CITY CODE CHAPTER 33-35 AS IT RELATES TO THE RELEASE AND COVENANT NOT TO SUE. DOCUMENT IS RECORDED AT BOOK 2462 AND PAGE 3598.
- A SIGN, NOTIFYING THE PUBLIC THAT THIS PROPERTY IS SERVED BY A DECENTRALIZED WASTEWATER TREATMENT AND DISPOSAL SYSTEM OPERATED AND MAINTAINED BY THE MURFREESBORO WATER RESOURCES DEPARTMENT, MUST BE POSTED.
- THIS PROPERTY WILL BE SERVED BY A STEP COLLECTION SYSTEM INSTALLED BY THE DEVELOPER. MINOR ACCESS TO THE FUTURE STEP TANK AND EASEMENT SHALL BE UNENCUMBERED BY FENCING, STORM DRAINAGE, OTHER UTILITIES, LANDSCAPING, ETC. TO ASSURE SERVICE AND REPAIR ACCESS TO THE TANK.
- CONSOLIDATED UTILITY DISTRICT MAY REQUIRE AN AMENDMENT PLAT OR SURVEY METES AND BOUNDS DESCRIPTION WITH EXHIBIT TO DEDICATE ANY NECESSARY EASEMENTS ONCE CONSTRUCTION IS COMPLETED.
- NO SOILS TO BE USED FOR SEPTIC WITHIN THE CUD EASEMENT OR WITHIN 10 FEET OF A CUD WATER MAIN, WATER METER, OR FIRE HYDRANT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	859.99'	160.44'	160.21'	S 12°15'26" W	10°41'20"
C2	800.00'	149.25'	149.03'	N 12°15'26" E	10°41'20"
C3	2644.08'	530.80'	529.91'	S 78°15'51" E	11°30'08"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°36'06" W	37.54'
L2	N 06°54'46" E	72.06'
L3	S 22°38'55" W	95.35'
L4	N 17°36'06" E	37.66'
L5	S 84°00'55" E	19.38'



PARCEL REFERENCE

BEING ALL OF PARCELS 40.02 & 40.03, AS SHOWN ON RUTHERFORD COUNTY TAX MAP 103.

DEED REFERENCE

PARCELS 40.02 & 40.03 BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JB COMMERCIAL PARTNERS, OF RECORD IN RECORD BOOK 2189 PAGE 2215, R.O.R.C., TN.

IF YOU DIG IN TENNESSEE... CALL US FIRST!
 1-800-351-1111
 1-615-366-1987
 TENNESSEE ONE CALL IT'S THE LAW

LEGEND

- IRON REBAR (OLD)
- 1/2" IRON REBAR (NEW)
- NON-MONUMENTED POINT
- WOOD FENCE POST
- FIRE HYDRANT
- WATER LINE
- MINIMUM BUILDING SETBACK LINE
- M.B.S.L.
- REGISTER'S OFFICE RUTHERFORD COUNTY, TN.

WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-526-9000

DATE OF RECORDING: September 19, 2024
 TIME OF RECORDING: 3:39 PM
 PLAT BOOK/RECORD BOOK: 30
 PAGE: 286

Heather DeBarn, Registrar
 Rutherford County Tennessee
 Rec #: 1263824
 State: 0.00 Instrument #: 2562491
 Class: 0.00
 Other: 2.00 9/19/2024 at 3:39 PM
 Total: 17.00
 Plat Cabinet 50 Pgs 286-286

FINAL SUBDIVISION PLAT
UNIVERSITY VILLAS AND LYON PROPERTY SUBDIVISION, SECTION II
 18th CIVIL DISTRICT,
 RUTHERFORD COUNTY, TENNESSEE

DRAWN BY: TLD ACRES: 11.52
 NUMBER OF LOTS: 2 JOB NUMBER: 19-311
 ADDRESS: JOHN BRAGG HIGHWAY DATE: 07-15-2024
 SCALE: 1"=100' SHEET NO.: 1 of 1

DEVELOPERS
 FRONT STREET PARTNERS
 2942 ELAM ROAD
 MURFREESBORO, TN. 37127

OWNERS
 JB COMMERCIAL PARTNERS
 322 N. FRONT STREET
 MURFREESBORO, TN. 37130

SURVEYOR
 TAYLOR DILLEHAY
 WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-528-1AND

ZONING CHART (SEE NOTE #6 FOR APPLICABLE ENDNOTES)

DISTRICT AND USE	MINIMUM LOT REQUIREMENTS		MINIMUM YARD REQUIREMENTS			MAX. HT. (FT.)	MAX. GROSS DEN. (D.U./ACRE)	LAND USE INTENSITY RATIOS			MAX. LOT COV. (PERCENT)
	AREA (SQ. FT.)	WIDTH (FT.)	FRONT (FT.)	SIDE (FT.)	REAR (FT.)			MAXIMUM F.A.R.	MINIMUM L.S.R.	MINIMUM O.S.R.	
CH DISTRICT ALL USES	NONE	NONE	42	10	20	75	NONE	NONE	NONE	NONE	NONE

LOT 3 AREA = 218,662 SQ. FT. OR 5.02 ACRES+
 LOT 4 AREA = 283,137 SQ. FT. OR 6.50 ACRES+
 TOTAL AREA = 501,799 SQ.FT. OR 11.52 ACRES+

2024-2052