

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

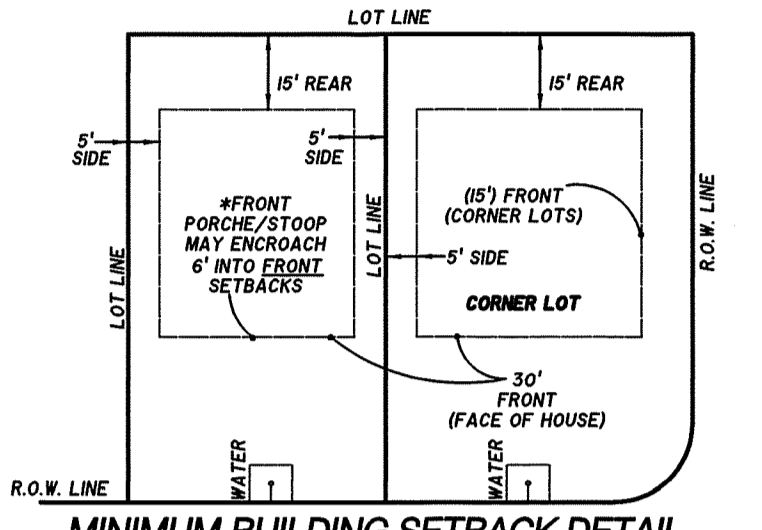
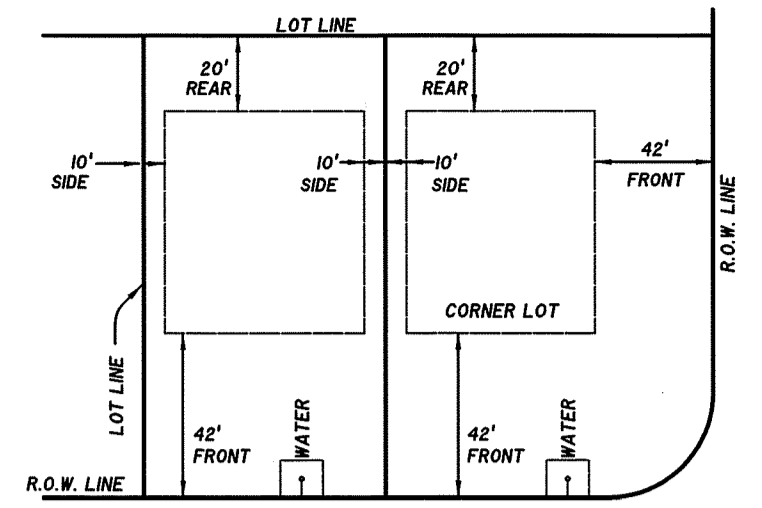
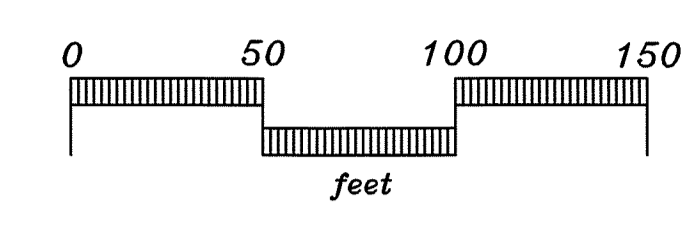
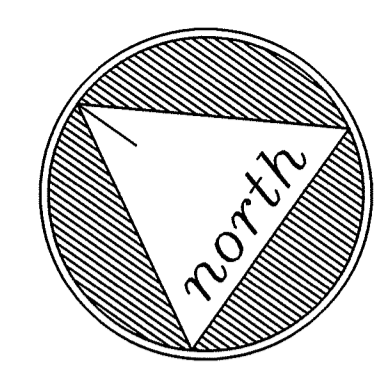
TAX MAP 57, PARCEL 27.01
REMAINDER OF PARCEL 27.01
D. R. HORTON, INC.
R. BK. 2320, PG. 2738
ZONED: PUD
(NOT A BUILDABLE LOT)
RESERVED FOR FUTURE DEVELOPMENT

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

WATER QUALITY PROTECTION AREA
ZONE 1 = 35 FT. WIDE

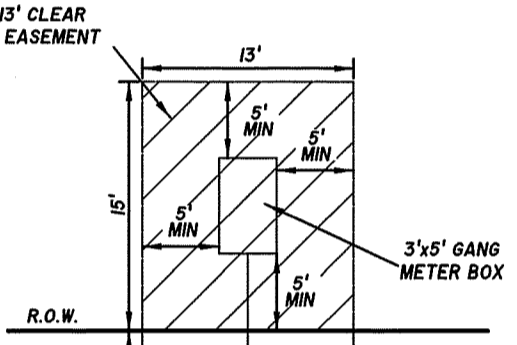
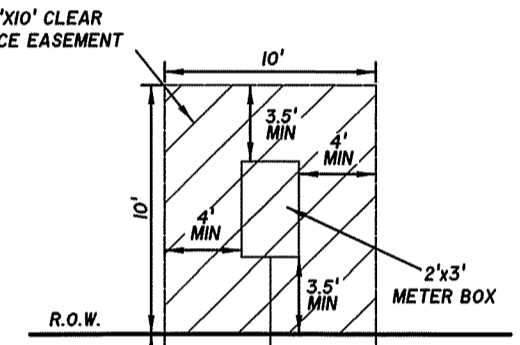
WATER QUALITY PROTECTION AREA
ZONE 2 = 15 FT. WIDE

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	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"	250.00'	44.83'	S 48°49'21" W	44.77'
C3	2°00'19"	530.00'	23.51'	S 7°16'33" E	24.91'
C4	2°00'19"	489.00'	23.62'	S 7°16'33" W	22.91'
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"	250.00'	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	15°57'20"	250.00'	52.38'	S 13°10'38" E	52.29'
C11	15°57'20"	209.00'	43.61'	N 13°10'38" W	43.53'
C12	54°09'10"	250.00'	237.23'	S 19°52'37" W	228.50'
C13	54°09'10"	209.00'	187.54'	N 19°52'37" E	182.45'
C14	62°47'49"	279.00'	403.18'	S 05°33'18" E	369.00'
C15	82°47'49"	321.00'	463.87'	N 05°33'18" E	424.55'
C16	4°12'32"	250.00'	180.53'	S 15°42'01" W	176.65'
C17	4°12'32"	209.00'	150.32'	N 15°42'01" E	147.10'
C18	46°02'18"	253.19'	203.74'	S 27°12'35" W	198.29'
C19	46°02'18"	206.87'	174.04'	N 30°56'21" E	168.94'
C20	5°40'58"	32.00'	3.11'	S 23°59'04" W	29.90'
C21	88°28'15"	25.00'	36.60'	S 80°42'02" E	34.68'



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

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

(T1)
(TOWN HOMES)
48,317 SQ. FT.
1.09 AC.

(T2)
(TOWN HOMES)
90,642 SQ. FT.
2.08 AC.
MFE=533.5
MPE=532.5

(T3)
(TOWN HOMES)
390,361 SQ. FT.
8.96 AC.
MFE=533.5
MPE=532.5

(T3)
(TOWN HOMES)
390,361 SQ. FT.
8.96 AC.
MFE=533.5
MPE=532.5

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

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'
(#FRONT PORCHES/STOOPS ENCOACH 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

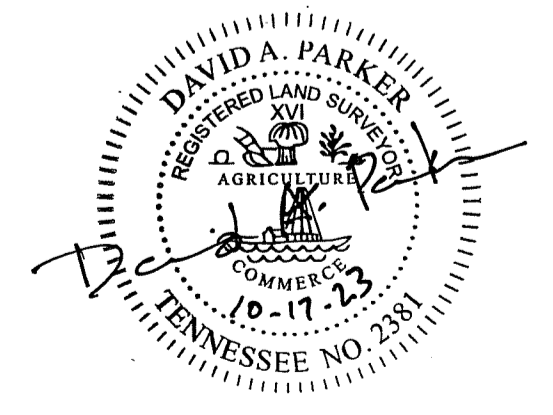
N = 577,518.817
E = 1,831,500.084

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 Deaborn, Registrar
Rutherford County Tennessee
Rec #: 1232810
Rec d: 80.00 Instrument #: 2520043
Stake: 0.00
Clerk: 0.00 Recorded
Other: 2.00 11/2/2023 at 9:13 AM
Total: 32.00
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



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-II 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)

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.