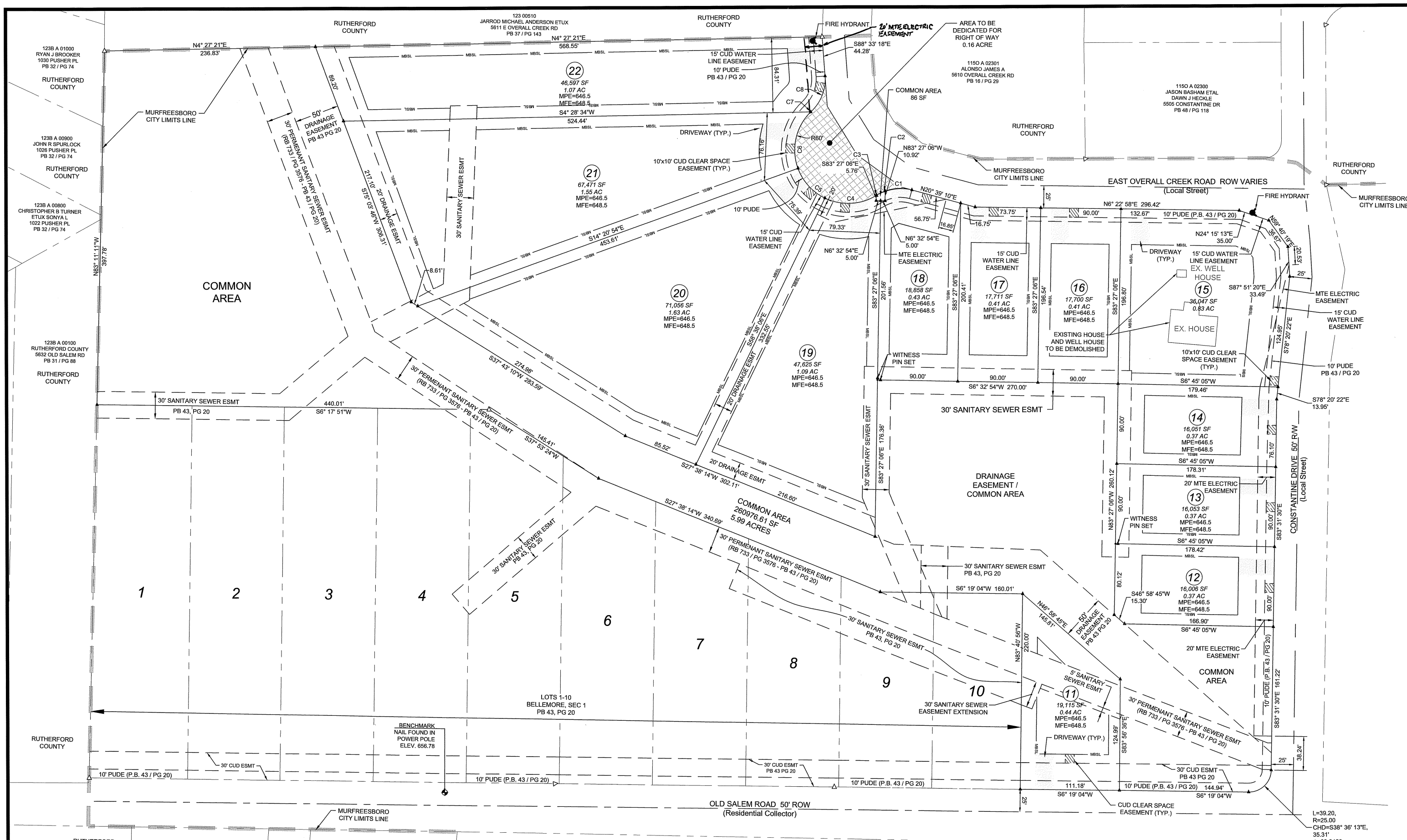
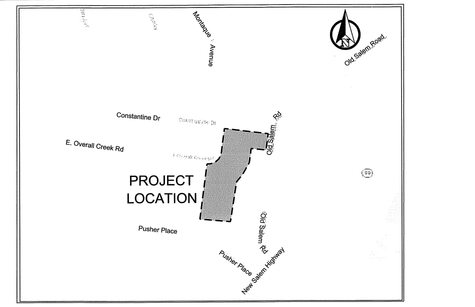




VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) do 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 hereby dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

6/22/23
Date
Record Book 2215 Page 1741
Record Book 2313 Page 3147

Eric Hensley, Member
The Hensley Group, LLC

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Rutherford County Tennessee Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road commissioner or the County Engineer.

6/6/2023
Date

Ryan W. Beasley, RLS TN #2821

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for City of Murfreesboro, Tennessee, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

7-12-2023
Date

Planning Commission Secretary

CERTIFICATION FOR APPROVAL OF WATER SYSTEMS LOCATED IN THE WATER SERVICE JURISDICTION OF CONSOLIDATED UTILITY DISTRICT 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 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.~~

6/6/2023
Date

Consolidated Utility District 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 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.

6/22/2023
Date

Murfreesboro Water Resources Official

CERTIFICATE 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.

6/7/23
Date

Middle Tennessee Electric Membership Corp.

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify : 1.) that 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 those improvements has been posted with the City of Murfreesboro to assure completion of same.

7/11/2023
Date

City Engineer

RELEASE AND COVENANT NOT TO SUE

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 connection. The builder and/or homeowner shall be responsible for compliance with this requirement.

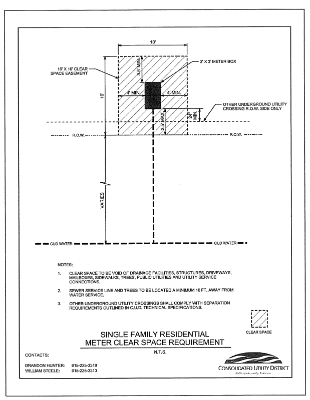
Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1221306
Rec'd: 15.00 Instrument #: 2504359
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 7/12/2023 at 4:00 PM
Total: 17.00 in
Plat Cabinet 49 Pgs 92-92

NOTES

1. The purpose of this plat is to create 13 lots of record, to dedicate right-of-way, and to record common areas and easements, as shown.
2. Coordinates shown and bearings are based on Tennessee State Plane Grid Coordinates (TNSPC), NAD 83 (1995), U.S. Survey Feet obtained from TGRN Network GPS Observations. Survey drawing is based on grid coordinates.
3. Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. 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 can be obtained form the county register of deeds. Those utilities participating in the Tennessee One Call System can be notified by calling 811 or 1-800-351-1111.
4. Utilities other than those shown may exist.
5. This parcel is subject to all rights-of-ways and easements as shown and any other rights-of-ways or easements either recorded or by prescription that a complete title search may reveal. No abstract of title, title commitment, or title search was provided to this surveyor.
6. It shall be the responsibility of each residential contractor to design and construct a suitable grading and drainage scheme to convey storm water runoff away from proposed structures without creating ponding conditions under said structures or on the lot.
7. Repair or maintenance of any improvements (I.E. driveways, landscapes, utility lines, retaining walls, mailboxes, etc.) located in a drainage easement due to ditch and/or culvert maintenance/repair is the responsibility of the property owner.
8. All lots are subject to the Declaration of Restrictive Covenants applying to the subdivision named Bellemore Subdivision, Section 2 is recorded in Official Records of Rutherford County Record Book 2359 Page 1840
9. No soils to be used for septic within a CUD easement or within 10' of a CUD water main, water service line, or water meter.
10. The Long-Term Maintenance Agreement is recorded in Record Book 2317, Page 3361.
11. There shall be no clearing, grading, construction, or disturbance of soil and/or native vegetation except as permitted by the City of Murfreesboro Engineering Department.
12. Any water quality buffer zone shown hereon is subject to protective covenants which may be found in the Land Records and which restrict disturbance and use of these areas.
13. Pad Elevations are established due to localized drainage conditions.
14. CUD access to the designated meter location shall be unencumbered by fencing, landscaping, driveways and sidewalks. A permanent access easement exists on each lot at the meter location. This 10' x 10' easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
15. An amendment plat may be required by CUD if proposed meter locations are adjusted during construction in the field.
16. Property is located within the Rockvale and Overall Creek Sewer Assessment Districts.
17. A plot plan prepared by a licensed surveyor shall be submitted for Planning Department review and approval with the building permit application for the following lots: 11, 18, 19, 20, 21, and 22. In addition, a licensed surveyor shall provide written confirmation to the City that there are no encroachments into any easements or buildings setbacks for the above-referenced lots.
18. Driveway locations depicted on this plat indicate the side of the lot where the driveway must be located. Final driveway location to be determined by builder and must adhere to CUD clear space requirements. Driveways must be of sufficient width and depth to accommodate parking for a minimum of four (4) vehicles.

SITE INFORMATION:

PROJECT NAME:	BELLEMORE SUBDIVISION, SECTION 2
ADDRESS:	EAST OVERALL CREEK ROAD MURFREESBORO, TN 37153
TAX MAP / GROUP / PARCEL NO.:	123B / B / 1.00
CURRENT ZONING:	RS-15
MINIMUM YARD REQUIREMENTS:	
FRONT SETBACK:	40 FEET
SIDE SETBACK:	12.5 FEET
REAR SETBACK:	30 FEET
MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35 FEET.	
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
TOTAL LOTS:	13 LOTS
PROPERTY AREA:	639,286.12 SF (14.68 AC)
FEMA NOTE:	THIS SITE LIES WITHIN ZONE X, OUTSIDE THE 500 YEAR FLOODPLAIN, PER COMMUNITY PANEL 47149C0265H, EFFECTIVE JAN. 5, 2007.
DEED:	THE PROPERTY SHOWN HEREON IS LOCATED ON EAST OVERALL CREEK ROAD, TAX MAP 123B, GROUP B, PARCEL 1.00, 12TH CIVIL DISTRICT, IDENTIFIED AS LOT 11 AS RECORDED IN P.B. 43, PG. 20 & R.B. 2215, PG. 1741 & R.B. 2313, PG. 3147
OWNER / APPLICANT:	THE HENSLEY GROUP, LLC 5812 MANCHESTER PIKE MURFREESBORO, TN 37128
CONTACT:	ERIC HENSLEY 615-925-1296
PREPARED BY:	CIVIL INFRASTRUCTURE ASSOCIATES, LLC 307 HICKERSON DRIVE MURFREESBORO, TN 37129 (615) 663-7678
CONTACT:	NATHAN MELSON, PE



SINGLE FAMILY RESIDENTIAL
METER CLEAR SPACE REQUIREMENT
N.T.S.

UNLESS OTHERWISE NOTED, ALL NEW LOT CORNERS ARE CAPPED 18" LONG ½" REBAR SET

DATE OF RECORDING: 7-12-2023
TIME OF RECORDING: 4:00 P.M.
PLAT BOOK: 49 PAGE: 92

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 11 ON A PLAT ENTITLED "FINAL PLAT, BELLEMORE SUBDIVISION, SECTION 1" AS RECORDED IN PLAT BOOK 43, PAGE 20, R.O.R.C., TN. ALL OTHER INFORMATION ON SAID PLAT REMAINS THE SAME.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.48	50.00	34.93	N3° 11' 16"E	30.01
C2	10.73	50.00	12.30	N20° 25' 34"W	10.71
C3	0.54	60.00	0.52	N26° 18' 59"W	0.54
C4	60.13	60.00	57.42	N2° 39' 13"E	57.65
C5	46.38	60.00	44.29	N53° 30' 30"E	45.23
C6	68.74	60.00	65.64	S71° 31' 37"E	65.04
C7	0.81	60.00	0.77	S38° 19' 09"E	0.81
C8	44.18	50.00	50.62	S63° 14' 37"E	42.75

LEGEND

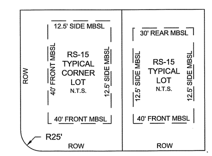
- PROPERTY LINE
- EXISTING PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- MBSL — MIN. BLDG. SETBACK LINE
- REBAR FOUND
- PIPE FOUND
- CONCRETE MONUMENT FOUND
- CORNER FENCE POST FOUND
- UNMARKED BOUNDARY
- REBAR W/ CAP SET
- FIRE HYDRANT
- MPE=xxx — MINIMUM PAD ELEVATION
- MFE=xxx — MINIMUM FLOOR ELEVATION
- BENCHMARK

0 60' 120' 180'
SCALE: 1"= 60'

PREPARED BY:

CIVIL INFRASTRUCTURE ASSOCIATES
307 Hickerson Drive
Murfreesboro, TN 37129
Tel: 615-663-7678
www.cia-engineers.com

contact: Ryan Beasley, RLS



TYPICAL MINIMUM BULDING SETBACKS
N.T.S.

I hereby certify that this is a Category I survey and that the ratio of precision of the unadjusted survey is in excess of 1:10,000 using total station survey equipment by the method of random traverse. This survey was performed in compliance with the current Tennessee Minimum Standards of Practice.

RYAN W. BEASLEY
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2821
6/6/2023

FINAL PLAT
BELLEMORE SUBDIVISION, SECTION 2
(THE RESUBDIVISION OF LOT 11 OF BELLEMORE, SECTION 1)

EAST OVERALL CREEK ROAD
MURFREESBORO, TENNESSEE

CIA PROJECT # 2022-02

DATE: 01 February 2023	SCALE 1"=60'	SH. 1 OF 1

2022-2082