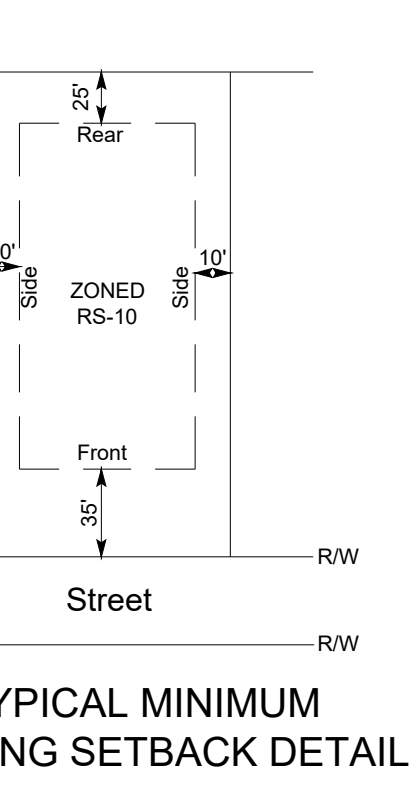
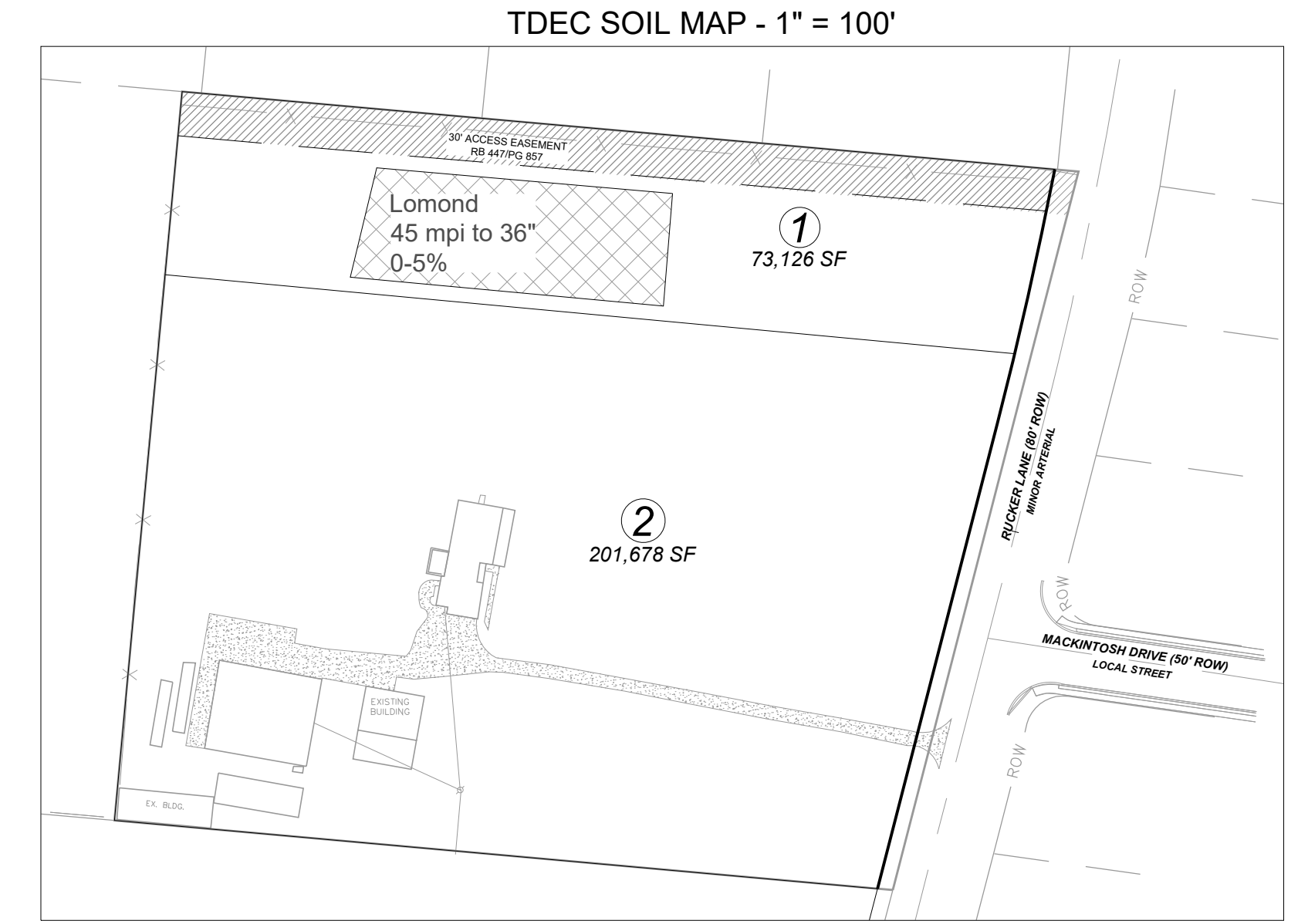


- PLAT NOTES:**
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE TWO (2) LOTS OF RECORD FROM AN ORIGINAL PARCEL OF LAND, AND TO RECORD EASEMENTS AS SHOWN.
 - PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND / OR RESTRICTIONS, BY RECORD OR PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.
 - PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.D.E.) WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE-WAYS; INCLUDING, BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES. EASEMENTS MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL OWNERS OF THIS CONSTRUCTION.
 - IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY PROTECTION 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.
 - IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 - WATER PROVIDED BY CONSOLIDATED UTILITY DISTRICT (C.U.D.), CONTACT C.U.D. FOR WATER LINE DESIGN, INCLUDING WATER LINE SIZES AND FIRE HYDRANT LOCATIONS. ALL WATER MAIN LINE TAPS ARE TO BE MADE BY C.U.D. THE OWNER / DEVELOPER, FOR BUDGETARY PURPOSES, SHOULD CONTACT C.U.D. FOR RELATED FEES TO PROJECT, WHICH MAY BE SUBSTANTIAL. CONTACT C.U.D. (615-225-3311) FOR WATER METER SPECIFICATIONS. THE DEVELOPER MUST POST BOND, \$2000 OR \$250 FOR EACH VALVE BOX (WHICHEVER IS GREATER), WHENEVER THE SUBJECT PROPERTY HAS VALVE BOXES THAT ARE LOCATED WITHIN PAVEMENT UPON COMPLETION OF THE PROPOSED WATER SYSTEM EXTENSION.
 - UNDER 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 BUILDING AND / OR HOMEOWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.
 - PER THE CITY OF MURFREESBORO, THE STREETS IDENTIFIED ON THE PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE PARCELS IN THE SUBDIVISION.
 - PER THE CITY OF MURFREESBORO, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY UNIT 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 MONTHS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - IN ACCORDANCE WITH TCA SECTION 7-69-310(B)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT" TO BE PROVIDED AT EACH SUCH OWNERS EXPENSE.
 - EACH RESIDENCE IS REQUIRED BY CUD TO HAVE ITS OWN WATER SERVICE. A SEPARATE WATER METER WILL BE REQUIRED FOR THE ADDITIONAL LOT CREATED THAT WILL BE SET AT THE ROW WITHIN THE 30' PUBLIC UTILITY AND DRAINAGE EASEMENT ONCE TAP FEE PAYMENT IS MADE TO CUD.
 - PROPERTY IS WITHIN THE OVERALL CREEK SEWER ASSESSMENT DISTRICT.
 - DRIVEWAY LOCATIONS DEPICTED ON THIS PLAT INDICATE THE SIDE OF THE LOT WHERE THE DRIVEWAY MUST BE LOCATED. ACTUAL WIDTH AND LOCATION OF THE DRIVEWAY MAY VARY FROM WHAT IS DEPICTED ON THE PLAT. DRIVEWAYS MUST BE OF SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE PARKING FOR A MINIMUM OF FOUR (4) VEHICLES.

- A LOT PLAN PREPARED BY A LICENSED SURVEYOR AND DRAWN TO SCALE MUST BE SUBMITTED FOR REVIEW AND APPROVAL OF THE PLANNING DEPARTMENT WITH THE BUILDING PERMIT APPLICATION FOR THE 3 RESIDENTIAL LOTS OF THIS SUBDIVISION. IN ADDITION, A LICENSED SURVEYOR WILL BE REQUIRED TO LAY OUT THE FOOTING FOR EACH LOT AND PROVIDE WRITTEN CONFIRMATION TO THE CITY THAT THERE ARE NO ENCROACHMENTS INTO ANY EASEMENTS OR BUILDING SETBACKS' PLOT PLANS, COMPLETED BY A LICENSED SURVEYOR, FOR ALL THE LOTS WILL BE REQUIRED TO ENSURE COMPLIANCE WITH ZONING REQUIREMENTS, FROM SECTION 26, SUB SECTION C, POINTS 1 - 4 OF THE MURFREESBORO ZONING ORDINANCE REGARDING LOTS ALONG MINOR ARTERIALS.
 - ACCESS TO ONE PARKING SPACE THROUGH ANOTHER PARKING SPACE IS PERMITTED PROVIDED THAT THE LOT DOES NOT FRONT UPON A STREET IDENTIFIED AS A MAJOR ARTERIAL, MINOR ARTERIAL OR COLLECTOR STREET IN THE MURFREESBORO MAJOR TRANSPORTATION PLAN AS ADOPTED AND AS MAY BE AMENDED FROM TIME TO TIME.
 - FOUR REQUIRED PARKING SPACES PER DWELLING UNIT MAY BE LOCATED IN THE REQUIRED FRONT YARD PROVIDED THAT THE LOT DOES NOT FRONT UPON STREET IDENTIFIED AS A MAJOR ARTERIAL, MINOR ARTERIAL OR COLLECTOR STREET IN THE MURFREESBORO MAJOR TRANSPORTATION PLAN AS ADOPTED AND AS MAY BE AMENDED FROM TIME TO TIME.
 - LOTS THAT FRONT UPON A STREET IDENTIFIED AS A MAJOR ARTERIAL, MINOR ARTERIAL OR COLLECTOR STREET IN THE MURFREESBORO MAJOR TRANSPORTATION PLAN AS ADOPTED AND AS MAY BE AMENDED FROM TIME TO TIME SHALL HAVE PARKING LOCATED TO THE SIDE OR REAR OF THE PROPOSED STRUCTURE, SHALL BE PERMITTED TO HAVE NO MORE THAN ONE REQUIRED PARKING SPACE IN THE REQUIRED FRONT YARD, AND SHALL HAVE THE PARKING DESIGNED SUCH THAT BACKING INTO THE STREET IS NOT REQUIRED IN ORDER TO EXIT THE ON-SITE PARKING, PROVIDED FURTHER THAT BACKING FROM THE STREET IN ORDER TO GAIN ACCESS TO REQUIRED PARKING IS PROHIBITED.



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.

TENNESSEE DEPT. OF ENVIRONMENT AND CONSERVATION

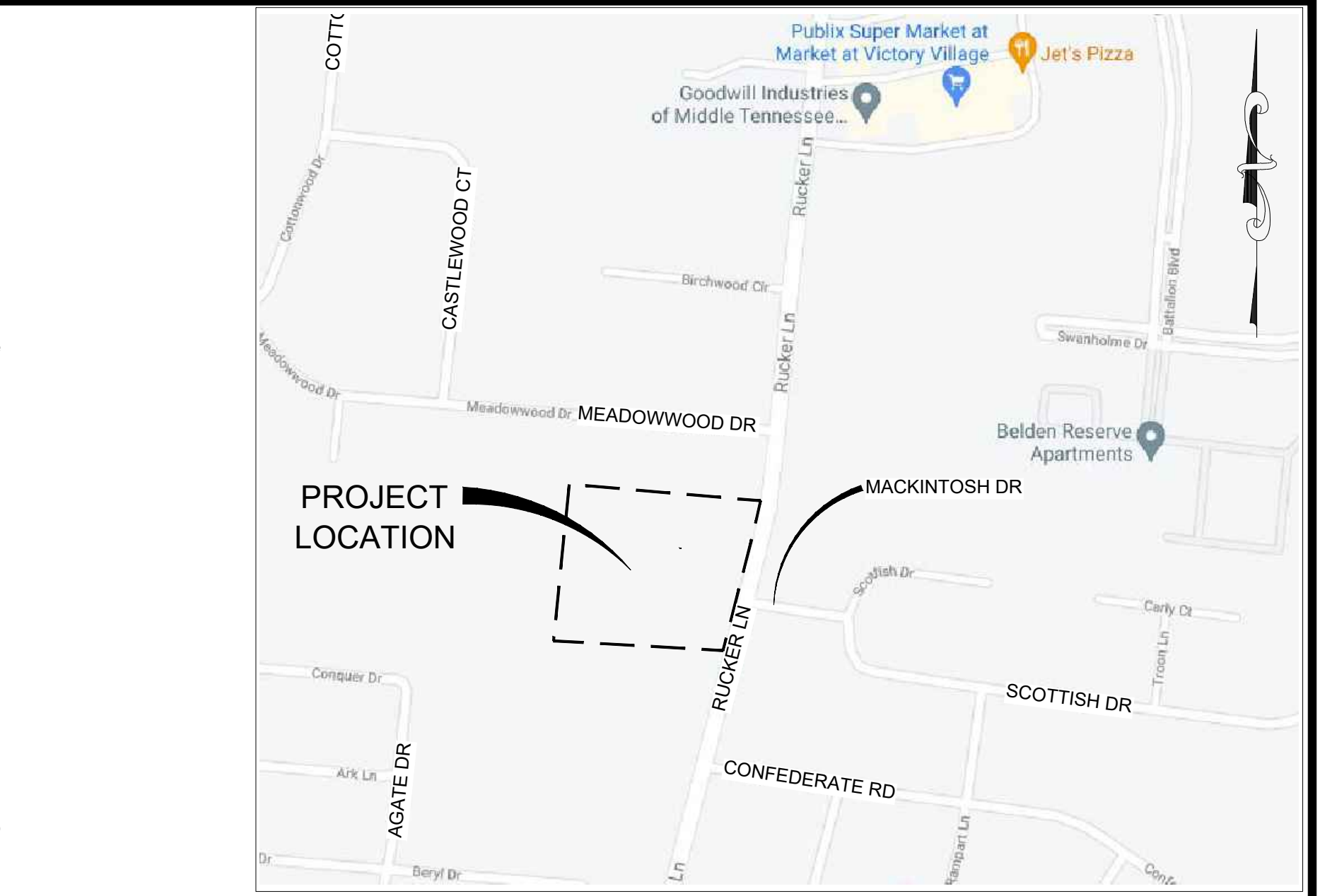
- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to a _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, and drives outside of shaded areas.

SOIL AREAS			
LOT NO.	75 MPI	≤ 60 MPI	TOTAL
1	N/A	15,596 SF	15,596 SF

UNLESS OTHERWISE NOTED, ALL NEW LOT CORNERS ARE CAPPED 18" LONG 1/2" REBAR SET

DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK: _____ PAGE: _____

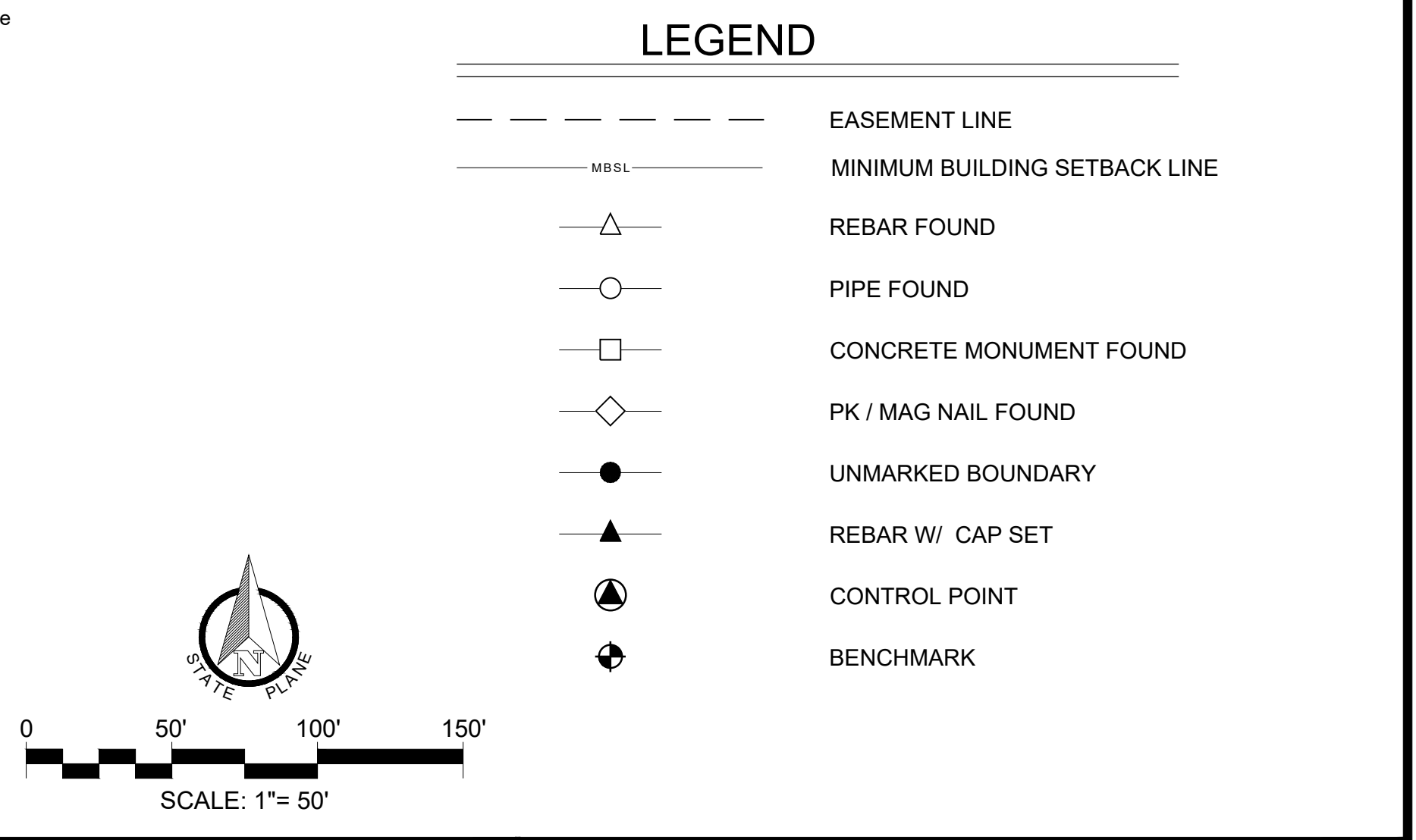
PREPARED BY:
CIVIL INFRASTRUCTURE ASSOCIATES
 307 Hickerson Drive
 Murfreesboro, TN 37129
 Tel: 615-663-7678
 www.cia-engineers.com
 contact: Ryan Beasley, RLS



VICINITY MAP NOT TO SCALE

SITE INFORMATION:

PROJECT NAME: BLAKELY COVE SUBDIVISION, LOT 1
 ADDRESS: RUCKER LANE MURFREESBORO, TN 37128
 TAX MAP / GROUP / PARCEL NO.: 100 / 008.00
 ZONING: RS-10
 MINIMUM YARD REQUIREMENTS:
 FRONT SETBACK: 35 FT
 SIDE SETBACK: 10 FT
 REAR SETBACK: 25 FT
 MAX. BUILDING HEIGHT: 35 FT
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 TOTAL LOTS: 2 LOTS
 PROPERTY AREA: 280,347 SF (6.44 AC)
 FEMA NOTE: THIS SITE LIES WITHIN ZONE X, OUTSIDE THE 500 YEAR FLOODPLAIN, PER COMMUNITY PANEL 47149C0255H, EFFECTIVE JAN. 5, 2007.
 DEED: THE PROPERTY SHOWN HEREON IS LOCATED ON RUCKER LANE, TAX MAP 100, PARCEL 08.00, 12TH CIVIL DISTRICT, AS RECORDED IN RB 447, PG. 857.
 APPLICANT: ALCORN PROPERTIES, LLC 4613 VETERANS PKWY MURFREESBORO, TN 37128
 CONTACT: DAVID ALCORN (615) 896-0081



PRELIMINARY FOR REVIEW ONLY

FINAL PLAT
BLAKELY COVE SUBDIVISION
LOT 1
MURFREESBORO, TENNESSEE

DATE: 06 JANUARY 2023 SCALE 1"=50' SH. 1 OF 1

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.

Date: _____ David Alcorn, Member Alcorn Properties, LLC Record Book 2215, Page 2775

CERTIFICATE OF ACCURACY
 I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:_____ 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: _____ Ryan W. Beasley, RLS TN #2821 Registered Surveyor

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: _____ Planning Commission Secretary

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
 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, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval check list, tree planting guidelines and other regulations contained on the MTEMC web site 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: _____ MTEMC Official

CERTIFICATION FOR APPROVAL OF WATER
 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: _____ Consolidated Utility District of Rutherford County

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.

Date: _____ Murfreesboro Water Resources Official