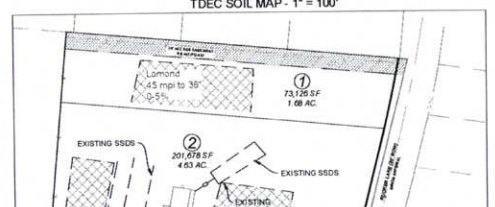
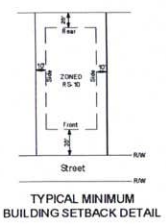


- PLAT NOTES:**
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE TWO (2) LOTS OF RECORD FROM AN ORIGINAL PARCEL OF LAND, AND TO RECORD EASEMENTS AS SHOWN.
 - PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.
 - PUBLIC UTILITY AND DRAINAGE EASEMENTS (1) IF I HAVE BEEN 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 THE UTILITIES, 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 (3) WORKING DAYS IN WRITING, OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY CLERK'S OFFICE. THOSE UTILITIES THAT PARTICIPATE IN THE "TENNESSEE ONE CALL" SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-391-1111.
 - UNDERGROUND UTILITIES SHOWN HEREON LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED WITH THE RESPECTIVE UTILITY COMPANIES, THE EXISTENCE OR NON-EXISTENCE OF 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 INDIVIDUAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE URDING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING 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 DEPTH, INCLUDING WATER LINE SIZES AND FIRE HYDRANT LOCATIONS. ALL WATER MAIN LINES ARE TO BE MADE BY C.U.D. THE OWNER/DEVELOPER, FOR BUDGETARY PURPOSES, SHOULD CONTACT C.U.D. FOR RELATED FEES TO THE PROJECT (WHICH MAY BE SUBSTANTIAL). CONTACT C.U.D. (615) 252-3301 FOR WATER MAIN SPECIFICATIONS. THE DEVELOPER MUST POST BOND, \$2000 OR \$200 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 BACKFLOWER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDENTIFICATION 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 SEWER/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 55-109(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPER REDEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL OBTAIN ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDER'S INSTALLATION OF CONDUIT, PEDESTAL OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT" TO BE PROVIDED AT EACH SUCH OWNERS EXPENSE.
 - SEWER EASEMENTS AS REQUIRED BY CUD TO HAVE ITS OWN WATER SERVICE. 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 1" P.F.F. PAYMENT IS MADE TO CUD.
 - DRIVEWAYS LOCATIONS DEPicted ON THIS PLAT INDICATE THE LOCATION OF THE DRIVEWAY MUST BE LOCATED. ACTUAL WIDTH AND LOCATION OF THE DRIVEWAY MAY VARY FROM WHAT IS INDICATED HEREON AT LOCATED. ACTUAL WIDTH AND LOCATION OF THE DRIVEWAY MUST ACCOMMODATE PARKING FOR A MINIMUM OF FOUR (4) VEHICLES.
 - APPLICANT'S PLAT PREPARED BY 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 RESENTIAL LOTS OF THIS SUBDIVISION. IN ADDITION, 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. PLAT PLANS COMPLETED BY LICENSED SURVEYOR, FOR ALL LOTS, WILL BE REQUIRED TO BE IN COMPLIANCE WITH ZONING REQUIREMENTS FROM SECTION 26, SUB SECTION C, POINTS 1-4 OF THE MURFREESBORO ZONING ORDINANCE REGARDING LOTS ALONG MAJOR 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 GET TO THE ON-STREET PARKING PROVIDED FURTHER THAT BACKING FROM THE STREET IN ORDER TO OBTAIN ACCESS TO REQUIRED PARKING IS PROHIBITED.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described herein, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building setback lines that I hereby dedicate at streets, alleys, walks, parks, and other open space 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 herein. I also certify that the monuments have been or will be placed as shown herein to the specifications of the City Engineer.

Date: Ryan W. Beasley, RLS TN #2214
 Registered Surveyor

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown herein 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
 Murfreesboro Electric Membership Corporation (MEMC) will provide electric service to the subject property according to the normal operating practices of MEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MEMC, and in accordance with the plat approval check list, listing guidelines and other regulations contained on the MEMC web site at www.MEMC.com (Collectively the "Requirements"). No electric service will be provided until MEMC's requirements have been met and approved in writing by an authorized representative of MEMC. Any approval is, at all times, contingent upon continuing compliance with MEMC's requirements.

Date: MEMC Official

CERTIFICATION FOR APPROVAL OF WATER
 I hereby certify that (1) the water lines and appurtenances for the water system of the subdivision shown herein have been installed in accordance with city codes and specifications, or the specifications of the Consolidated Utility District of Rutherford County, if any, are more stringent, and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Survey 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 herein have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewerage Works; (2) that a Survey 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

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 backflower 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.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 General approval is hereby granted for site proposed herein, as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the Rutherford County Health Department.

Date: Rutherford County Health Department Official

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 driveways above shaded areas.

SOIL AREAS

LOT NO	75 MPT	< 60 MPT	TOTAL
1	NA	15,569 SF	15,569 SF
2	NA	15,566 SF	14,508 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:

 307 Hickerson Drive
 Murfreesboro, TN 37129
 Tel: 615-893-7810
 www.cia-engineers.com
 contact: Ryan Beasley, RLS



SITE INFORMATION:

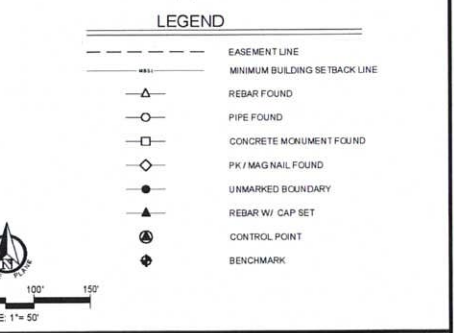
PROJECT NAME: BLAKELY COVE SUBDIVISION, LOT 1
 ADDRESS: RUCKER LANE, MURFREESBORO, TN 37128
 TAX MAP / GROUP / PARCEL NO.: 100 / 008 00
 ZONING: RS-10
 MINIMUM YARD REQUIREMENTS:
 FRONT SETBACK: 35 FT
 SIDE SETBACK: 10 FT
 REAR SETBACK: 25 FT
 MAX. BUILDING HEIGHT: 35 FT

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 TOTAL LOTS: 2 LOTS
 PROPERTY AREA: 280,347 SF (6.44 AC)
 FEMTA NOTE: THIS SITE LIES WITHIN ZONE X, OUTSIDE THE 500 YEAR FLOODPLAIN, PER COMMUNITY PANEL 47148C0255H, 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: ALCRON PROPERTIES, LLC
 4613 VETERANS PKWY
 MURFREESBORO, TN 37128

CONTACT: DAVID ALCORN
 (615) 896-0081



FINAL PLAT
BLAKELY COVE SUBDIVISION
LOT 1
MURFREESBORO, TENNESSEE

PRELIMINARY FOR REVIEW ONLY

DATE: 06 March 2024 SCALE: 1"=50' SH: 1 OF 1