

VICINITY MAP
NOT TO SCALE

STANDARD
LEGEND

- ⊙ IPF (IRON PIN FOUND)
- ⊙ IPS (IRON PIN SET) H AND H SURVEY
- CONCRETE MONUMENT

STANDARD NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OF RECORD, AND TO DEDICATE EASEMENTS, AS SHOWN.
2. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC (RTK) OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM USING U.S. SURVEY FOOT (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD83; ZONE TN 4100, GEOID MODEL M10 TN 25012A), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2. HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm.
3. THE WITHIN DESCRIBED TRACT LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) AS EVIDENCED ON FEMA MAPS NUMBERED 47049C0260J ON THE FLOOD INSURANCE RATE MAPS FOR RUTHERFORD COUNTY, TENNESSEE (DATED REVISED 05/09/2023).

STANDARD NOTES CONTINUED

4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
5. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
7. SUBJECT PROPERTY IS ZONED OG-R WITH CCO OVERLAY. MINIMUM BUILDING SETBACKS FOR THIS PROPERTY ARE:
FRONT: SEE NOTE AND TABLE BELOW / SIDE: 10' / REAR: 20'
ADDITIONAL SETBACK REGULATIONS, WHICH MAY DIFFER FROM ABOVE, CAN BE FOUND IN THE CCO REGULATIONS IN THE MURFREESBORO ZONING ORDINANCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) 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 dedicate all streets, alleys, walks, utilities therein, parks and other open spaces to public or private use as noted.

Record Book: 2385, Page: 1379

Tamela Gray _____ Date _____

Robert Schneider _____ Date _____

CERTIFICATE OF ACCURACY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjustable survey is 1:10,000 or greater as shown hereon. I also certify that the monuments have been, or will be placed as shown to the specifications of the City Engineer.

Date _____ Registered Land Surveyor
DAVID L. CYPHERS, RLS
TENNESSEE PLS NO. 2779

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify: (1) That 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 same.

Date _____ CITY ENGINEER

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

I hereby certify that: (1) That 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 same.

Date _____ MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) The sewer lines and appurtenances for the sewer system for the subdivision shown hereon have been installed in accordance with City codes and specifications and 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

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
M.T.E.M.C. ELECTRIC SERVICE JURISDICTION

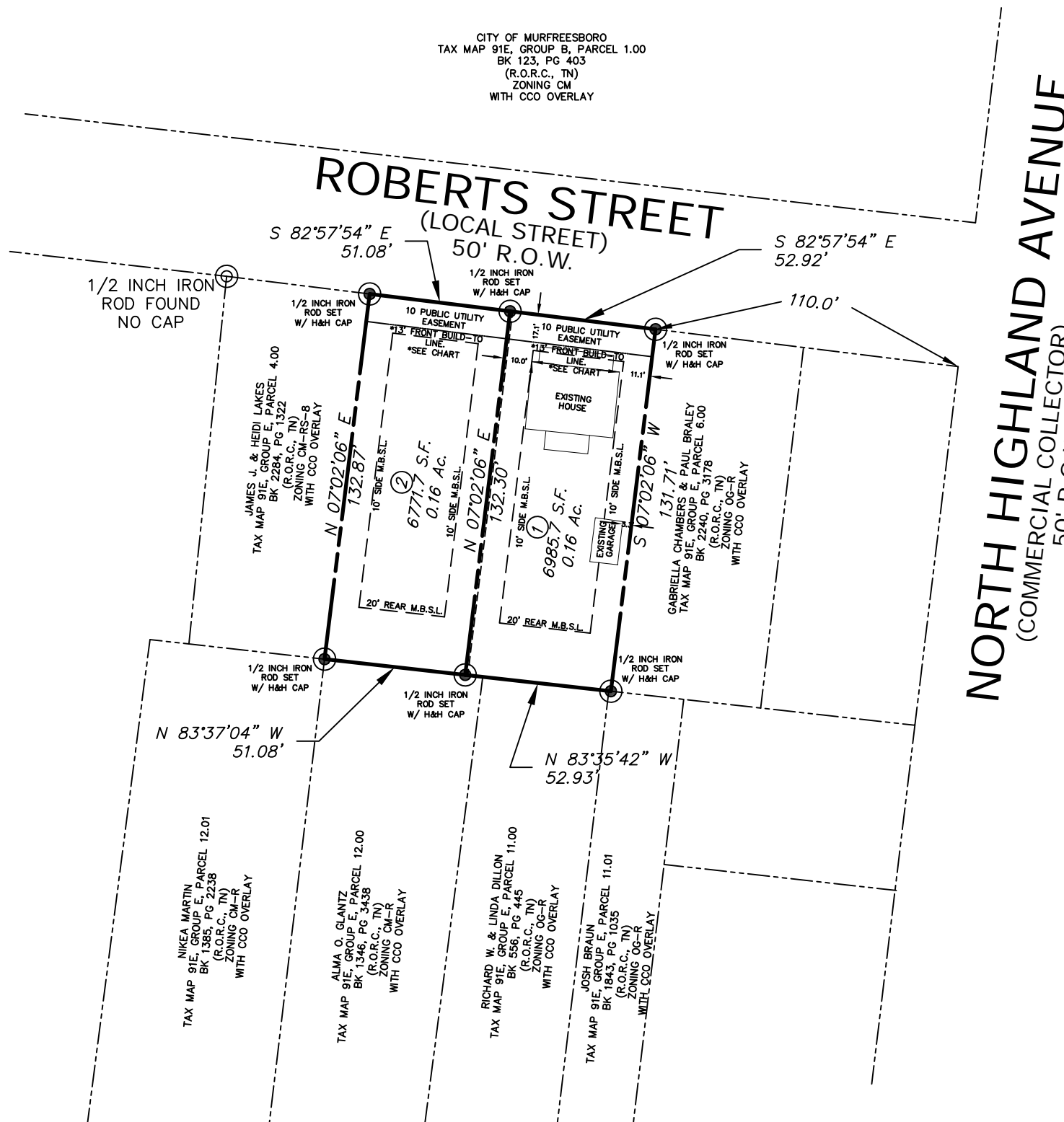
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval 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 is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date _____ M.T.E.M.C. OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING

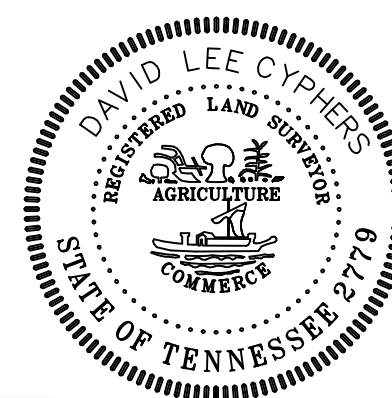
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Murfreesboro, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Rutherford County Register of deeds provided that is so recorded within one year of this date.

Date _____ Secretary, Planning Commission



* PER CCO ZONE	
FRONT BUILD-TO LINE TABLE	
ADDRESS	SETBACK
#440 ROBERTS ST.	14.0'
#446 ROBERTS ST.	11.0'
#450 ROBERTS ST.	14.0'
AVERAGE SETBACK = 13.0'	

- * FOR RESIDENTIAL DEVELOPMENTS, THE STRUCTURE SHALL BE BUILT TO THE AVERAGE FRONT SETBACK OF ALL STRUCTURES ON THE SAME BLOCK FACE, PROVIDED THAT NO STRUCTURE SHALL BE BUILT MORE THAN TWENTY-FIVE (25) FEET BEHIND THE FRONT PROPERTY LINE. FOR THE PURPOSE OF THIS SECTION, "BLOCK FACE" SHALL MEAN WITHIN THE SAME BLOCK ON THE SAME STREET SIDE AS THE SUBJECT PROPERTY AND SHALL EXCLUDE VACANT LOTS. NO STRUCTURE SHALL BE BUILT IN THE PUBLIC RIGHT-OF-WAY.
- 8. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUIDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 9. 10FT. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MIDDLE TENNESSEE ELECTRIC, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- 10. 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 CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOME OWNER 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 HOME BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR THE COMPLYING WITH THIS REQUIREMENT.
- 11. THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- 12. EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOMETIME IN THE FUTURE TIME AND THERE MAYBE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- 13. RIGHT OF WAY PERMITS WILL BE REQUIRED FOR ANY NEW DRIVEWAYS AND UTILITY CUTS FOR EITHER LOT.
- 14. ANY STREET CUTS WILL NEED TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF MURFREESBORO STREET SPECIFICATIONS.



CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY 1 SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 12/06/2023.

DAVID LEE CYPHERS
RLS NUMBER 2779
DATE: 12/06/2023

DATE OF RECORDING: _____
TIME OF RECORDING: _____

PLAT BOOK: _____, PAGE: _____

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: handland@bellsouth.net

GRAY SUBDIVISION LOT 1 & 2
THE TAMELA GRAY & ROBERT SCHNEIDER PROPERTY
446 ROBERTS STREET
MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE
TAX MAP 091E, GROUP E, PARCEL 05.00
RECORD BOOK 2385, PAGE 1379. (R.O.W.C., TN)

DRAWN BY: TSH CHECKED BY: DLC
DATE: FEBRUARY, 20, 2024

REVISIONS	DATE	BY	CHANGE
02/20/24	TSH		PER COMMENTS
02/26/24	TSH		PER COMMENTS

Scale: 1" = 50'
0' 25' 50' 100'
GRAPHIC SCALE

JOB NO. 2023-0469
SHEET 1 OF 1