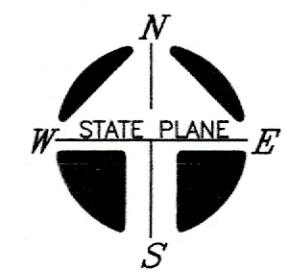
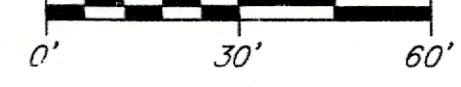


LOCATION MAP

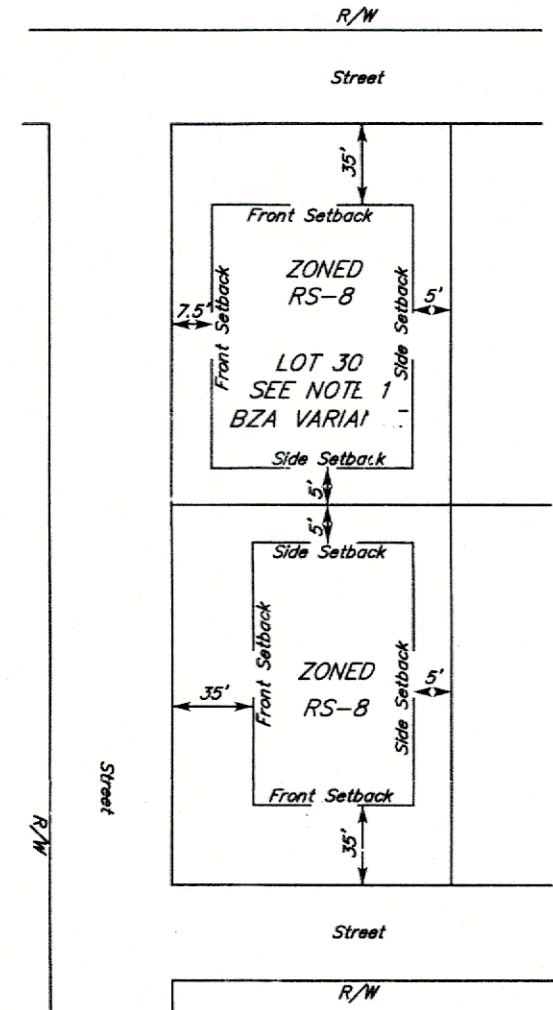
N.T.S.



2 LOTS - 15,090 S.F. OR 0.35 Ac.±

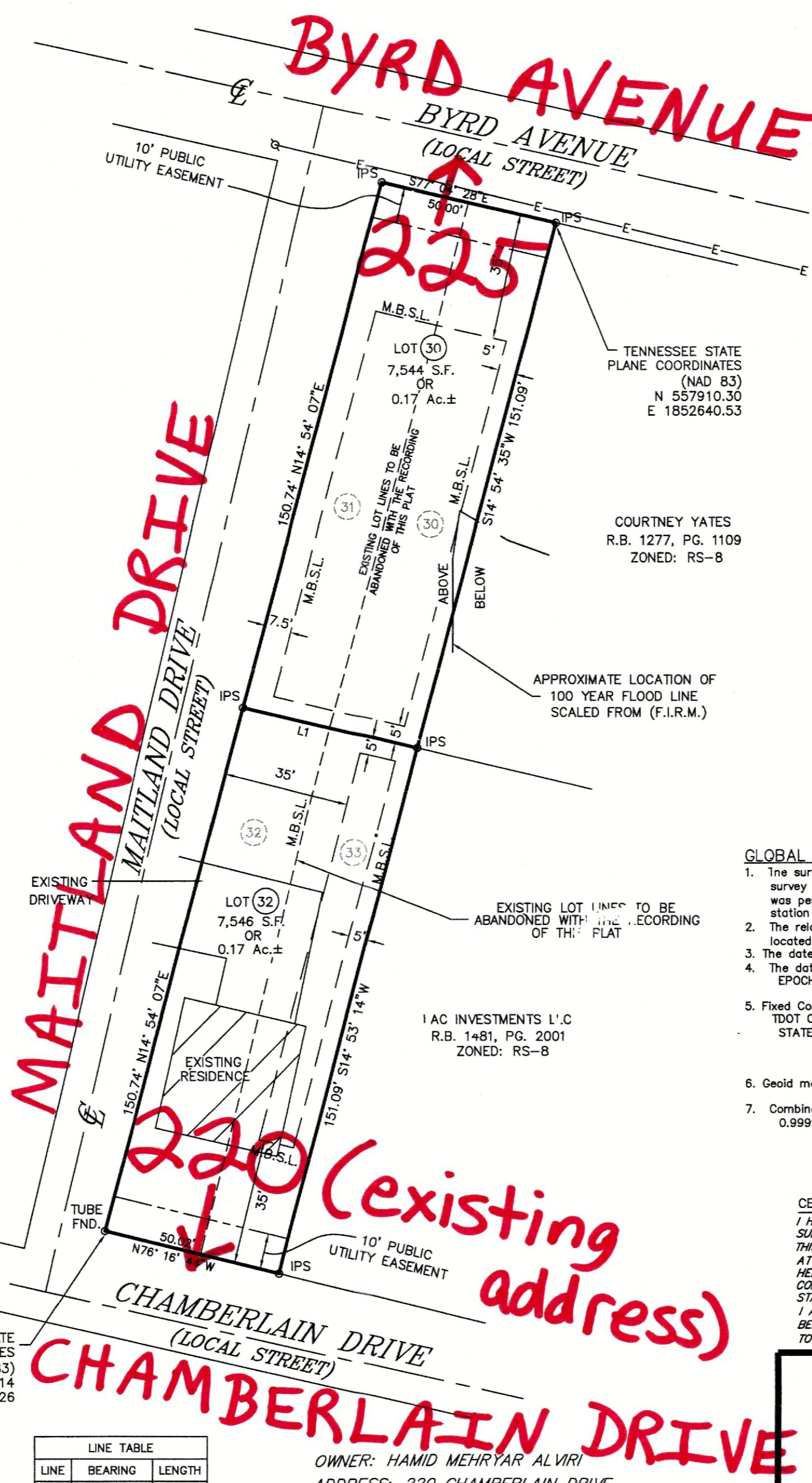


- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP H-S ENGR.)
 - IPF ○ IRON PIN FND.
 - FENCE
 - △ NAIL



ZONING: RS-B
 FRONT SETBACK: 35' "SEE NOTE 2 BELOW"
 SIDE SETBACK: 5'
 REAR SETBACK: 20'

- On September 22, 2021, the Murfreesboro Board of Zoning Appeals approved a 17.5' variance to the required 25' front setback along Maitland Drive for Lot 30, in order to permit a 7.5' front setback along this property line.
- In the RS-4, RS-6, RS-8, RD, CM-R, CM-RS-8, OG-R, and CL district, a garage attached to a single-family detached dwelling shall have a minimum front setback of 35 feet. The remaining portion of the structure shall have a minimum front setback of 25 feet. The driveway of an attached or detached garage of a single-family detached dwelling in the above districts shall have sufficient width and depth to accommodate four vehicles. A single-family detached dwelling unit in the above zoning districts that has no garage shall have a minimum front setback of 35 feet.



TENNESSEE STATE PLANE COORDINATES (NAD 83)
 N 557630.14
 E 1852514.26

LINE	BEARING	LENGTH
L1	S76°40'36"E	50.00'

OWNER: HAMID MEHRYAR ALVIRI
 ADDRESS: 220 CHAMBERLAIN DRIVE
 MURFREESBORO, TN. 37129

TAX MAP: 80W GROUP "D" PARCEL: 3.00
 RECORD BOOK: 2020, PAGE: 2198
 FLOOD MAP PANEL: 47149C0260J
 DATED: MAY 9, 2023 ZONE: AE & X

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

PLAT NOTES

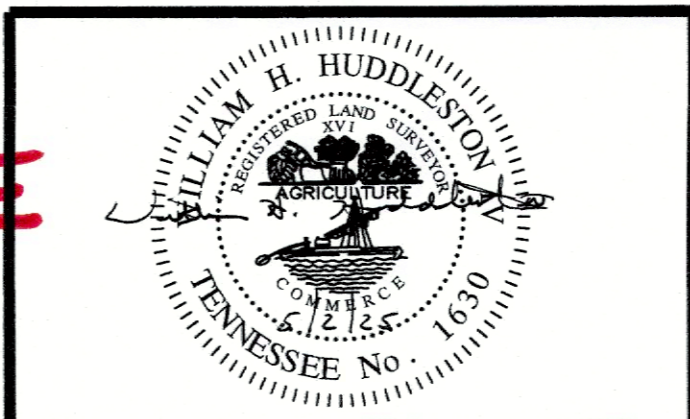
- The purpose of this plat is to resubdivide four lots of record to create two lots of record and to record easements, as shown.
- The recording of this plat voids, vacates, and supersedes the previous recording of Lots 30-33 Block C of the Henry King Resubdivision recorded in Deed Book 84, Page 436. All other information on said plat remains the same.
- 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 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.
- 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 where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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 sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- In accordance with TCA Section 7-59-310(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 providers' expense.
- 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 lots in the subdivision.
- Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- At the time of building permit application of Lot 30, a plot plan prepared and sealed by a licensed surveyor shall be submitted to the Planning Department for review and approval. In addition, the licensed surveyor shall be required to lay out the footing for this structure and provide written confirmation to the City that there are no encroachments in any required setbacks.
- Neither lot complies with the minimum 8,000 s.f. lot area requirement of the RS-8 zone. However, this plat was approved by the City because it previously consisted of four lots that were smaller and, by resubdividing the four lots into two lots, the resulting two lots are less non-conforming than the previous four lots with respect to the minimum lot area requirement.

GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA CRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey were: March 2025
- The datum(s) for the TDOT CORS Station that was used: HORIZ: NAD83(2011) EPOCH 2010 VERT: NAVD 1988
- Fixed Control Station designation with positional data:
 TDOT CORS STATION-TN38
 STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.86 EASTING: 1,837,086.15 ELEVATION: 558.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:
 0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER.



W. H. HUDDLESTON-STEELE ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 PHONE: 893 - 4084, FAX: 893 - 0080

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, parks and other open spaces to public or private use as noted.

05/28/25
 Date
 Record Book: 2020
 Page: 2198
 Alvir Hamid Mehryar

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.

6-2-2025
 DATE
 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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 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 City of Murfreesboro to assure completion of same and that the land shown to be subdivided hereon is within water service jurisdiction of Murfreesboro Water Resources Department.

5/13/2025
 DATE
 MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTE website at mte.com (collectively the "Requirements"). No electric service will be provided until MTE's requirements have been met and approved in writing by an authorized representative of MTE.

Any approval is, at all times, contingent upon continuing compliance with MTE's requirements.
 5/27/2025
 DATE
 MIDDLE TENNESSEE ELECTRIC

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 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 local health authority.

5/13/2025
 DATE
 MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

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

6-2-2025
 DATE
 Yatin Neel
 CITY ENGINEER

Heather Dabarn, Register Rutherford County Tennessee		
Rec #:	1291852	Instrument #: 2598999
Rec'd:	15.00	
State:	0.00	
Clerk:	0.00	Recorded
Other:	2.00	6/9/2025 at 11:55 AM
Total:	17.00	in

Plat Cabinet 51 Pgs 273-273

DATE OF RECORDING: June 9th, 2025
 TIME OF RECORDING: 11:55 AM
 PLAT BOOK: 51, PAGE: 273

FINAL PLAT
THE HENRY KING RESUBDIVISION
OF THE KINGWOOD HEIGHTS SUBDIVISION
RESUBDIVISION OF
LOTS 30-33 OF BLOCK C
13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MAY 2025 SCALE: 1"=30' SH. 1 OF 1

2025-2019