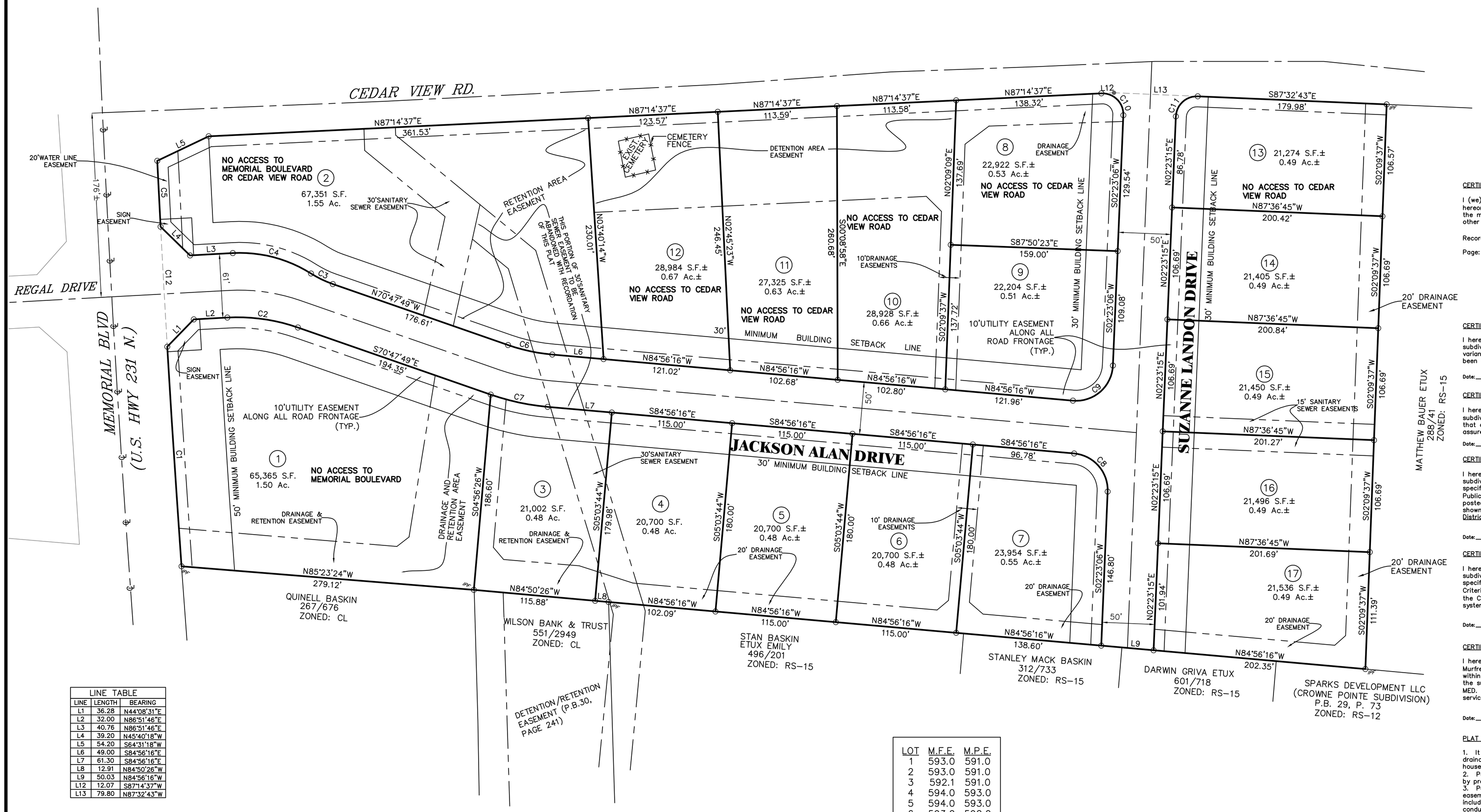

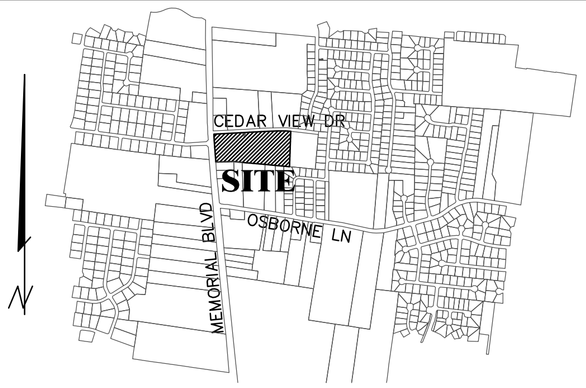

LOCATION MAP

N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.28	N44°08'31"E
L2	32.00	N86°51'46"E
L3	40.76	N86°51'46"E
L4	39.20	N45°40'18"W
L5	54.20	S64°31'18"W
L6	49.00	S84°56'16"E
L7	61.30	S84°56'16"E
L8	12.91	N84°50'26"W
L9	50.03	N84°56'16"W
L12	12.07	S87°14'37"W
L13	79.80	N87°32'43"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	0°42'02"	17138.73	209.53	209.53	S03°43'19"E
C2	22°20'24"	175.00	68.23	67.80	N81°58'01"W
C3	13°12'54"	100.00	23.06	23.01	S64°11'22"E
C4	35°33'18"	126.00	78.19	76.94	N75°21'35"W
C5	0°12'36"	17138.73	62.82	62.82	S02°53'02"E
C6	14°08'28"	175.00	43.19	43.08	S77°52'03"E
C7	14°08'27"	225.00	55.53	55.39	S77°52'03"E
C8	87°19'22"	35.00	53.34	48.33	N41°16'35"W
C9	92°40'38"	35.00	56.61	50.64	N48°43'25"E
C10	95°08'29"	20.00	33.21	29.52	N45°11'09"W
C11	90°04'01"	20.00	31.44	28.30	S47°25'16"W
C12	0°22'58"	17138.73	114.49	114.49	S03°10'49"E

LOT	M.F.E.	M.P.E.
1	593.0	591.0
2	593.0	591.0
3	592.1	591.0
4	594.0	593.0
5	594.0	593.0
6	593.0	592.0
7	593.0	592.0
8	593.3	592.0
9	592.0	591.0
10	592.0	591.0
11	593.0	592.0
12	595.0	594.0
13	596.0	595.0
14	595.0	594.0
15	594.5	593.5
16	594.0	593.0
17	593.0	592.0

ALL MFE's AND MPE's DUE TO DRAINAGE

NOTE: ALL LOTS TO COMPLY WITH MURFREESBORO'S STORMWATER ORDINANCE.

N MAGNETIC W E S

SCALE: 1"=50'

0 50 100

TOTAL ACREAGE: 12.68 ACRES±

LEGEND
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY-PANEL NO. 47149C 145H.

NOTE: AN OWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR THE MAINTENANCE OF ALL PRIVATE DRAINAGE AREAS.

NOTE: THIS PROPERTY IS LOCATED WITHIN THE OSBORNE LANE ASSESSMENT DISTRICT.

ZONING: PLANNED COMMERCIAL DEVELOPMENT
FRONT SETBACK: 30', UNLESS OTHERWISE NOTED
SIDE SETBACK: VARIES
REAR SETBACK: 20'

OWNER: HDK PARTNERS
ADDRESS: P.O. BOX 669
MOMINNVILLE: TN 37111
TAX MAP: 69 PARCEL: 35.00
RECORD BOOK 860, PAGE 3314

FLOOD MAP PANEL: 47149C 145H ZONE: X

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) 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.

Record Book: 860

Page: 3314

Date:_____

HDK PARTNERS

OWNER:_____

OWNER:_____

OWNER:_____

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 County Register of Deeds.

Date:_____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that (1) the streets, drainage structures and drainage improvements 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

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 the water service jurisdiction of Consolidated Utility District.

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 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.

Date:_____ MURFREESBORO WATER AND SEWER DEPARTMENT OFFICIAL

CERTIFICATE FOR APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision plat shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

Date:_____ MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

PLAT NOTES

1. It is the responsibility of each 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.
2. Parcels may be subject to additional easements and/or restrictions either recorded or by prescription that a complete title search may reveal.
3. 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, forced mains, water lines, telephone signal conduits, electric conductors, drainage pipes and natural gas lines.
4. 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 may be notified by calling toll free 1-800-351-1111.
5. (B.S.T., M.E.D., M.W.S.D., U.C.G. Easements) = Bellsouth Telecommunications, Murfreesboro Electric Department, Murfreesboro Water and Sewer Department, United Cities Gas Easements.
6. 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.

Any house or structure with a building drain to the public sanitary sewer with a floor elevation at any point below the elevation of the center of the street may be subject to Murfreesboro City Code Section 33-35 (J)(1) which requires the owner(s) to execute a Release and Indemnification Agreement in favor of the City as a prerequisite to connecting to water and/or sewer services.

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

CERTIFICATE OF ACCURACY – I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 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.

.PDF PLOT ONLY.

NOT AN OFFICIAL SURVEY

FINAL PLAT

REGAL SQUARE

9TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: DECEMBER, 2008	SCALE 1"=50'	SH. 1 OF 1

C:\LAND PROJECTS 2004\REGAL SQUARE - MEMORIAL BLVD\dwg\REGAL SQUARE FINAL PLAT DEC2008.dwg, ACAD2008, 1:50