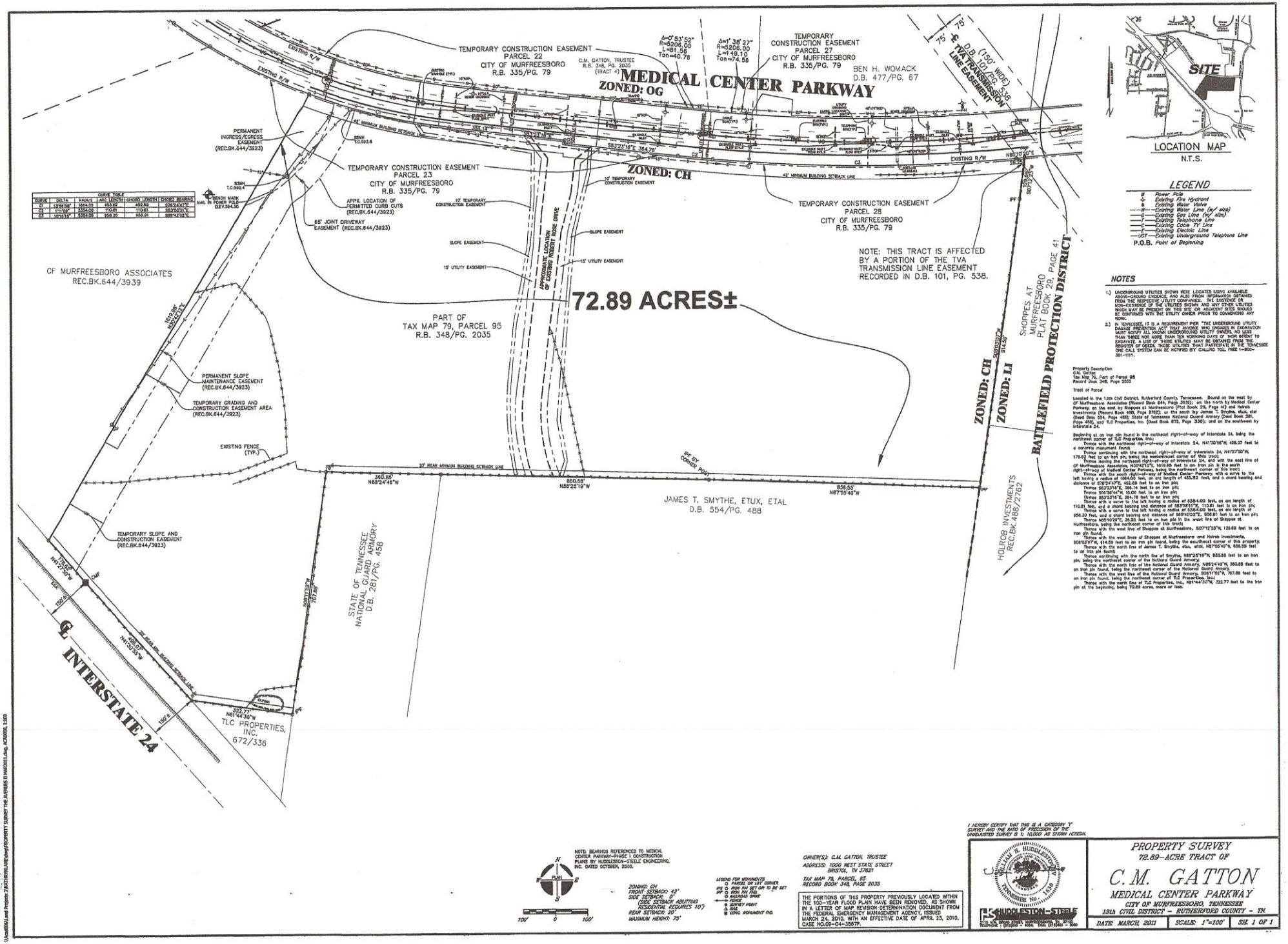
MEDICAL CENTER PARKWAY
ZONED: OG
ZONED: CH
ZONED: LI
72.89 ACRES±
PART OF
TAX MAP 79, PARCEL 95
R.B. 348/PG. 2035
CF MURFREESBORO ASSOCIATES
REC.BK.644/3939
JAMES T. SMYTHE, ETUX, ETAL
D.B. 554/PG. 488
STATE OF TENNESSEE
NATIONAL GUARD ARMORY
D.B. 281/PG. 458
TLC PROPERTIES, INC.
672/336
HOLROB INVESTMENTS
REC.BK.488/2762
SHOPPES AT MURFREESBORO
PLAT BOOK 29, PAGE 41
BATTLEFIELD PROTECTION DISTRICT
BEN H. WOMACK
D.B. 477/PG. 67
TVA TRANSMISSION LINE EASEMENT
D.B. 101, PG. 538
(150' WIDE)
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 22
CITY OF MURFREESBORO
R.B. 335/PG. 79
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 23
CITY OF MURFREESBORO
R.B. 335/PG. 79
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 27
CITY OF MURFREESBORO
R.B. 335/PG. 79
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 28
CITY OF MURFREESBORO
R.B. 335/PG. 79
C.M. GATTON, TRUSTEE
R.B. 348, PG. 2035
(TRACT 4)
PERMANENT INGRESS/EGRESS EASEMENT (REC.BK.644/3923)
APPX. LOCATION OF PERMITTED CURB CUTS (REC.BK.644/3923)
65' JOINT DRIVEWAY EASEMENT (REC.BK.644/3923)
PERMANENT SLOPE MAINTENANCE EASEMENT (REC.BK.644/3923)
TEMPORARY GRADING AND CONSTRUCTION EASEMENT AREA (REC.BK.644/3923)
TEMPORARY SLOPE AND CONSTRUCTION EASEMENT (REC.BK.644/3923)
EXISTING FENCE (TYP.)
APPROXIMATE LOCATION OF EXISTING HARPETH ROSE DRIVE
SLOPE EASEMENT
15' UTILITY EASEMENT
10' TEMPORARY CONSTRUCTION EASEMENT
15' TEMPORARY CONSTRUCTION EASEMENT
43' MINIMUM BUILDING SETBACK LINE
50' REAR MINIMUM BUILDING SETBACK LINE
EXISTING R/W
IPF SV CORNER POST
BENCH MARK NAIL IN POWER POLE ELEV.394.30
SSMH T.O.S.602.4
SSMH T.O.S.602.8
NOTE: THIS TRACT IS AFFECTED BY A PORTION OF THE TVA TRANSMISSION LINE EASEMENT RECORDED IN D.B. 101, PG. 538.
SITE
LOCATION MAP
N.T.S.
LEGEND
Power Pole
Existing Fire Hydrant
Existing Water Valve
Existing Water Line (w/ size)
Existing Gas Line (w/ size)
Existing Telephone Line
Existing Cable TV Line
Existing Electric Line
Existing Underground Telephone Line
P.O.B. Point of Beginning
NOTES
1.) 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.
2.) 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 THOSE UTILITIES MAY BE OBTAINED FROM THE REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
Property Description
C.M. Gatton
Tax Map 79, Part of Parcel 95
Record Book 348, Page 2035
Tract or Parcel
Located in the 13th Civil District, Rutherford County, Tennessee. Bound on the west by CF Murfreesboro Associates (Record Book 644, Page 3939); on the north by Medical Center Parkway; on the east by Shoppes at Murfreesboro (Plat Book 29, Page 41) and Holrob Investments (Record Book 488, Page 2762); on the south by James T. Smythe, etux, etal (Deed Book 554, Page 488), State of Tennessee National Guard Armory (Deed Book 281, Page 458), and TLC Properties, Inc. (Deed Book 672, Page 336); and on the southwest by Interstate 24.
Beginning at an iron pin found in the northeast right-of-way of Interstate 24, being the northwest corner of TLC Properties, Inc.;
Thence with the northeast right-of-way of Interstate 24, N41°30'36"W, 498.07 feet to a concrete monument found;
Thence continuing with the northeast right-of-way of Interstate 24, N41°27'50"W, 178.64 feet to an iron pin, being the southernmost corner of this tract;
Thence leaving the northeast right-of-way of Interstate 24, and with the west line of CF Murfreesboro Associates, N30°42'13"E, 1610.99 feet to an iron pin in the south right-of-way of Medical Center Parkway, being the northwest corner of this tract;
Thence with the south right-of-way of Medical Center Parkway, with a curve to the left having a radius of 1884.00 feet, an arc length of 493.62 feet, and a chord bearing and distance of S76°24'47"E, 492.69 feet to an iron pin;
Thence S83°23'16"E, 364.14 feet to an iron pin;
Thence S06°36'44"W, 10.00 feet to an iron pin;
Thence S83°23'16"E, 284.76 feet to an iron pin;
Thence with a curve to the left having a radius of 5354.00 feet, an arc length of 110.81 feet, and a chord bearing and distance of S83°28'51"E, 110.81 feet to an iron pin;
Thence with a curve to the left having a radius of 5354.00 feet, an arc length of 556.30 feet, and a chord bearing and distance of S89°41'03"E, 556.01 feet to an iron pin;
Thence N85°52'05"E, 29.25 feet to an iron pin in the west line of Shoppes at Murfreesboro, being the northeast corner of this tract;
Thence with the west line of Shoppes at Murfreesboro, S07°12'23"W, 129.69 feet to an iron pin found;
Thence with the west lines of Shoppes at Murfreesboro and Holrob Investments, S08°03'27"W, 914.59 feet to an iron pin found, being the southeast corner of this property;
Thence with the north line of James T. Smythe, etux, etal, N87°55'40"W, 856.55 feet to an iron pin found;
Thence continuing with the north line of Smythe, N88°25'19"W, 850.58 feet to an iron pin, being the northeast corner of the National Guard Armory;
Thence with the north line of the National Guard Armory, N88°24'46"W, 360.85 feet to an iron pin found, being the northeast corner of the National Guard Armory;
Thence with the west line of the National Guard Armory, S06°11'51"W, 767.88 feet to an iron pin found, being the northeast corner of TLC Properties, Inc.;
Thence with the north line of TLC Properties, Inc., N81°44'30"W, 323.77 feet to the iron pin at the beginning, being 72.89 acres, more or less.
CURVE TABLE
C1: Δ=0°53'52" R=5206.00 L=81.58 Tan=40.78
C2: Δ=1°36'27" R=5206.00 L=149.10 Tan=74.56
C3: Δ=15°09'51" R=1884.00 L=498.62 Tan=250.68
C4: Δ=1°17'09" R=5354.00 L=110.81 Tan=55.41
C5: Δ=10°19'31" R=5354.00 L=558.30 Tan=279.81
NOTE: BEARINGS REFERENCED TO MEDICAL CENTER PARKWAY-PHASE I CONSTRUCTION PLANS BY HUDDLESTON-STEELE ENGINEERING, INC. DATED OCTOBER, 2003.
ZONING: CH
FRONT SETBACK: 43'
SIDE SETBACK: 0'
(SIDE SETBACK ADJUTING RESIDENTIAL REQUIRES 10')
REAR SETBACK: 20'
MAXIMUM HEIGHT: 75'
LEGEND FOR MONUMENTS
PARCEL OR LOT CORNER
IRON PIN SET OR TO BE SET
IRON PIN FND.
RAILROAD SPIKE
FENCE
SURVEY POINT
MAG. NAIL
CONC. MONUMENT FND.
OWNER(S): C.M. GATTON, TRUSTEE
ADDRESS: 1000 WEST STATE STREET
BRISTOL, TN 37621
TAX MAP 79, PARCEL 95
RECORD BOOK 348, PAGE 2035
THE PORTIONS OF THIS PROPERTY PREVIOUSLY LOCATED WITHIN THE 100-YEAR FLOOD PLAIN HAVE BEEN REMOVED, AS SHOWN IN A LETTER OF MAP REVISION DETERMINATION DOCUMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ISSUED MARCH 24, 2010, WITH AN EFFECTIVE DATE OF APRIL 23, 2010, CASE NO.09-04-3567P.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 'I' SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 AS SHOWN HEREON.
WILLIAM H. HUDDLESTON III
TENNESSEE No. 1639
HUDDLESTON-STEELE
PROPERTY SURVEY
72.89-ACRE TRACT OF
C.M. GATTON
MEDICAL CENTER PARKWAY
CITY OF MURFREESBORO, TENNESSEE
19th CIVIL DISTRICT - RUTHERFORD COUNTY - TN
DATE: MARCH 2011
SCALE: 1"=100'
SHT. 1 OF 1