

# CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**MAY 1, 2024  
6:00 PM**

**Kathy Jones  
Chair**

- 1. Call to order.**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Approve minutes of the April 17, 2024 Planning Commission meeting.**
- 5. Public Hearings and Recommendations to Council**
  - a. Annexation petition and plan of services [2024-504] for approximately 8.54 acres located on Butler Drive and 5.87 acres of right-of-way for future Butler Drive, Eric Dill and City of Murfreesboro Administration applicants. (Project Planner: Richard Donovan)
  - b. Zoning application [2024-405] for approximately 8.54 acres located on Butler Drive to be zoned to L-I (Light Industrial) simultaneous with annexation, Eric Dill applicant. (Project Planner: Richard Donovan)
- 6. Staff Reports and Other Business:**
  - a. Mandatory Referral [2024-708] to consider the dedication of gas easements on City-owned property located along Old Fort Parkway, Overall Street, and Walter Hale Court, Pond and Company on behalf of Atmos Energy applicant. (Project Planner: Brad Barbee)
- 7. Adjourn.**

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

1:00 PM

CITY HALL

## MEMBERS PRESENT

Kathy Jones, Chair  
Ken Halliburton, Vice-Chair  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

## STAFF PRESENT

Ben Newman, Dir. Of Land Mngt. & Planning  
Matthew Blomeley, Assistant Planning Director  
Holly Smyth, Principal Planner  
Brad Barbee, Principal Planner  
Richard Donovan, Principal Planner  
Jennifer Knauf, Project Engineer  
Katie Noel, Project Engineer  
Gabriel Moore, Project Engineer  
Carolyn Jaco, Recording Assistant  
Roman Hankins, Deputy City Attorney  
Nate Williams, Executive Dir. Of Rec. Services  
Angela Jackson, Exec. Dir. Of Strategic Svcs.  
Rachel Singer, Asst. Parks and Rec. Director  
John Tully, Assistant City Attorney

### 1. Call to order.

Chair Kathy Jones called the meeting to order at 1:00 p.m.

### 2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

### 3. Public Comments.

Chair Kathy Jones announced that no one signed up to speak during the Public Comment portion of the agenda.

### 4. Approve minutes of the April 3, 2024 Planning Commission meeting.

Mr. Chase Salas made a motion to approve the April 3, 2024 Planning Commission meeting minutes; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

Ken Halliburton

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

## 5. Consent Agenda:

**Perkins Estate, Resubdivision of Lots 4, 6, 7, 8, 13, & 14 and 2nd Resubdivision of Lot 3 [2023-2057]** final plat for 6 lots on 1.3 acres zoned PUD, OG-R, & CCO located along North Maney Avenue, East Bell Street, and Lee Street, BNA Homes, LLC developer.

**Market Place Centre, 2nd Resubdivision of Lot 1 [2024-2014]** final plat for 1 lot on 0.73 acres zoned CH located along Old Fort Parkway, Dutch Bros Coffee, LLC developer.

**Broad Street Development, Resubdivision of Lot 7 [2024-2021]** final plat for 2 lots on 1.05 acres zoned PUD & CCO located along South Church Street and East Sevier Street, City of Murfreesboro developer.

**Viewpoint, Lot 1 [2024-2026]** final plat for 1 lot on 22.11 acres zoned PRD and RM-16 located along Veterans Parkway and Otter Trail, BTR VM, LLC developer.

**Arbors at Compton, Section 1 [2024-2027]** final plat for 90 lots on 49.82 acres zoned PRD located along Compton Road, KLLB AIV, LLC developer.

**River Landing, Section 2 [2024-2028]** final plat for 29 lots on 10.05 acres zoned PUD located along Leybourne Lane and Oswin Drive, D.R. Horton, Inc. developer.

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**The Gardens of Three Rivers, Resubdivision of Lot 128 [2024-2022]** final plat for 2 lots on 0.22 acres zoned PRD located along Eldin Creek Drive, Patterson Company, LLC developer.

**Roscoe Brown Parking Lot Addition (Oliver Subdivision, Lot 2) [2024-3040]** site plan for 100 new parking spaces at an existing contractor's office on 3.62 acres zoned L-I located along North Thompson Lane, Roscoe Brown, Inc. developer.

**United Rentals [2024-3047]** site plan for a 10,337 ft<sup>2</sup> construction equipment and materials rental facility with one fuel island with associated outdoor storage areas on 3.97 acres zoned PUD located at the southwest corner of Southgate Boulevard and Westgate Boulevard, Southgate Developers, LLC developer.

**Graystone Subdivision, Section 1, Phase 2 [2024-1008]** preliminary plat for 29 lots on 69.81 acres zoned PRD located north of Veals Road, Meritage Homes developer.

**Shelbyville Pike & Tiger Hill [2024-1007]** preliminary plat for 4 lots on 8.08 acres zoned CH located along Shelbyville Pike, Feinberg Freiman Development Group developer.

**Hawthorn at Victory Station South, Lot 1 [2024-2023]** final plat for 2 lots on 8.81 acres zoned PUD (Victory Station PUD) located along Battalion Boulevard and Swanholme Drive, Swanson Development, LP developer.

**Shelbyville Pike & Tiger Hill, Lot 1, 2, 3, & 4 [2024-2024]** final plat for 4 lots on 8.08 acres zoned CH located along Shelbyville Pike, Feinberg Freiman Development Group developer.

**Murfreesboro Retirement Residence [2024-3036]** site plan for 151-unit home for the aged on 6.93 acres zoned PUD (Victory Station PUD) located along Battalion Boulevard and Swanholme Drive, Hawthorn Devco, LLC developer.



# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

New Salem Plaza [2024-3044] site plan for an 8,680 ft<sup>2</sup> commercial center on 1.4 acres zoned CH located along New Salem Highway, Shri Shan Nath 3, LLC developer.

There being no further discussion, Mr. Shawn Wright made a motion to approve the Consent Agenda subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

## 6. GDO:

### On Motion

Clari Park, Section 3 [2024-2020] final plat for 2 lots on 4.34 acres zoned CH, PUD, and GDO-1 located along Roby Corlew Lane and Willowoak Trail, Hines Clari Park Land Holdings, LLC developer. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Chris Mabery (surveyor) was in attendance representing the application.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the final plat subject to all staff comments; the motion was seconded by Mr. Reggie Harris and carried by the following vote:

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

**Meadowlark Townhomes, Lot 1 [2024-2025] final plat for 1 lot on 10.77 acres zoned PRD, GDO-1, & GDO-2 located along Wilkinson Pike and Willowoak Trail, Toll Southeast LP Company, Inc. developer.** Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer) was in attendance representing the application.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the final plat subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

**Oliver, Lots 2 and 3 [2024-2030] final plat for 2 lots on 5.95 acres zoned L-I, RS-15, & GDO-2 located along North Thompson Lane and Van Cleve Lane, Roscoe Brown, Inc.**

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

**developer**. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Bill Huddleston (design engineer) was in attendance representing the application.

There being no further discussion, Mr. Shawn Wright made a motion to approve the final plat subject to all staff comments; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

**Meadowlark [2022-6019 & 2022-3148] amended final design review, including review of Phase 2 building elevations and revised Phase 1 building elevations, for 77 townhouse dwellings on 10.8 acres zoned PRD, GDO-1, & GDO-2 along Willowoak Trail and Wilkinson Pike, Toll Southeast LP Company, Inc. developer.**

Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer) was in attendance representing the application.

There being no further discussion, Mr. Shawn Wright made a motion to approve the application subject to all staff comments; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

## 7. **Plats and Plans:**

### **On Motion**

**Prater Farms and Williams Place, Phase 1 [2024-1002] master plan and preliminary plat for 2 lots on 11.83 acres zoned PRD located along Veterans Parkway, Ole South Properties developer.** Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Dan Bobo (developer) and Mr. Matt Taylor (design engineer) were in attendance representing the application.

There being no further discussion, Mr. Shawn Wright made a motion to approve the master plan and preliminary plat subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Chase Salas

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

Shawn Wright

Nay: None

**Maney Estates [2024-3035] site plan for 7 single-family attached dwelling units (townhomes) within 2 buildings on 0.59 acres zoned PRD located along Lee Street north of East Bell Street, BNA Homes, LLC developer.** Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Ms. Holly Smyth requested for the additional staff comments be included for the record:

- All parking stalls shall be a minimum length of 19 feet clear.
- The front threeplex building elevations should use the same materials across to be viewed as a unified building unit, as stated in the staff comments.
- The fourplex building entryway porches shall be increased to a minimum of 5 feet deep.

Mr. Brian Burns (developer) and Mr. Bill Huddleston (design engineer) were in attendance representing the application.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the site plan subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

**Aldi, Inc. – HEMG, LLC [2024-1009] master plan on 9.51 acres and preliminary plat for 2 lots on 4.17 acres zoned CF located between Lascassas Pike and Old Lascassas Road south of North Rutherford Boulevard, HEMG, LLC developer.** Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Bill Huddleston (design engineer) was in attendance representing the application.

Vice-Chairman Ken Halliburton asked if there were any issues with Aldi selling packaged alcohol beside a church. Mr. Matthew Blomeley stated he would research this issue.

There being no further discussion, Mr. Bryan Prince made a motion to approve the master plan and preliminary plat subject to all staff comments; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

**Aldi, Inc. – HEMG, LLC [2024-2029] final plat for 2 lots on 4.17 acres zoned CF located between Lascassas Pike and Old Lascassas Road south of North Rutherford Boulevard, HEMG LLC developer.** Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

Mr. Bill Huddleston (surveyor) was in attendance representing the application.

There being no further discussion, Mr. Bryan Prince made a motion to approve the final plat subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

**Tailgate Brewery (Stones River Mall, Lot 5A) [2024-3034] site plan for a restaurant brewhouse on 2.78 acres zoned CH located at 210 Stones River Mall Boulevard, Spiva Hill Management and Investment, LLC developer.** Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Wesley Keegan (owner) and Mr. Bill Huddleston (design engineer) were in attendance representing the application.

Mr. Chase Salas complimented the proposal making known the concept and the murals would be great at this location. Mr. Shawn Wright suggested the patio area, whenever expanded, should include viewing the river. Mr. Wesley Keegan agreed but said that in the short term, they will open as is.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

There being no further discussion, Mr. Bryan Prince made a motion to approve the site plan subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

**Williams Place at Prater Farms, Phase 1 [2024-3039] site plan for 18 single-family detached dwelling units and 46 single-family attached dwelling units on 11.83 acres zoned PRD located along Veterans Parkway, Ole South Properties developer.** Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Matthew Blomeley explained the updated engineering comments from Ms. Jennifer Knauf were inadvertently omitted from the staff report. If this application is approved by the Planning Commission, he recommended it be subject to replacing the staff comments in the staff report in the agenda packet with the updated staff comments that have been distributed for this meeting. Chair Jones wanted to know if the updated staff comments had been provided to the applicant before the meeting. Mr. Matthew Blomeley stated the applicant had received the updated staff comments shortly before the meeting.

Mr. Matthew Blomeley requested for two specific items to be discussed from the staff report being:



# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

1. The number of guest parking spaces for the first phase of this development. In the applicant's pattern book, the developer had committed to thirty-two guest parking spaces in the first phase, but they are only showing twenty-eight on the site plan. A minimum of four additional parking spaces would need to be added to comply with the applicant's commitment to guest parking.
2. In the applicant's pattern book, the developer indicated that this a pedestrian-friendly development. However, the applicant is proposing sidewalks flush with the pavement on the private streets. Mr. Matthew Blomeley stated Ms. Jennifer Knauf's staff report recommends "rollover curb be provided instead for separation and barrier between the sidewalk and private streets for better protection and safety environment for pedestrians."

Mr. Dan Bobo (developer) and Mr. Matt Taylor (design engineer) were in attendance representing the application. Mr. Matt Taylor stated he agreed to the staff comments he had received before the meeting except staff comment number 7 regarding the sidewalks. He would make certain to add the requested guest parking spaces. Continuing, Mr. Matt Taylor explained the roll over curb would be on all public streets; however, the private streets would be the same design as other approved developments from this applicant in Murfreesboro and other communities. The private streets have low volume and low speed. They feel what is being proposed works for these communities.

The Planning Commission discussed the updated engineering staff comments.

Mr. Dan Bobo said they have had several discussions with staff on this topic; however, he feels that the proposed private street design provides pedestrian safety more than curb and cutter.

There being no further discussion, Mr. Shawn Wright made a motion to approve the site plan subject to replacing the engineering staff comments from the staff report in the agenda

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

packet with the updated engineering staff comments provided to the Commission with the exception of staff comment number 7; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: Reggie Harris

## 8. **New Business:**

**Annexation petition and plan of services [2024-504] for approximately 8.54 acres located on Butler Drive and 5.87 acres of right-of-way for future Butler Drive, Eric Dill and City of Murfreesboro Administration applicants.** Mr. Richard Donovan presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Eric Dill (applicant) was in attendance representing the application.

There being no further discussion, Mr. Chase Salas made a motion to schedule a public hearing on May 1, 2024; the motion was seconded by Mr. Shawn Wright and carried by the following vote.

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris  
Bryan Prince

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

Chase Salas

Shawn Wright

Nay: None

**Zoning application [2024-405] for approximately 8.54 acres located on Butler Drive to be zoned to L-I (Light Industrial) simultaneous with annexation, Eric Dill applicant.** Mr. Richard Donovan presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Eric Dill (applicant) was in attendance representing the application.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to schedule a public hearing on May 1, 2024; the motion was seconded by Mr. Chase Salas and carried by the following vote.

Aye: Kathy Jones

Ken Halliburton

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

**Consideration of [2024-S-101] City of Murfreesboro Greenways, Blueways, and Bikeways Master Plan, City of Murfreesboro Parks and Recreation Department applicant.** Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 17, 2024

Ms. Rachel Singer, Assistant Director of Parks and Recreation, came forward to explain the need to update the 2013 Murfreesboro Greenways, Blueways and Bikeways Master Plan being due to changes over the last ten years with immense growth in Murfreesboro. Last year, Parks and Recreation contracted Kimley Horn to update the current plan. Kimley Horn had compiled all the data for this very important comprehensive plan to serve as a road map for the future. Ms. Rachel Singer introduced Ms. Alisha Eley, a consultant with Kimley-Horn. Ms. Alisha Eley gave a PowerPoint presentation on the plan focusing on the following six items:

- Project Management and Public Engagement
- Overview of Existing Conditions/Systems
- Site Inventory and Analysis
- Design Considerations and Recommendations
- Cost Estimate and Implementation Program
- Final Report

Mr. Shawn Wright commented that on April 3, 2024, this proposal had been unanimously recommended for approval by the Parks and Recreation Commission. Vice-Chairman Ken Halliburton wanted to know how this proposal would be funded. Mr. Nate Williams, Executive Director of Recreation Services, explained there would be federal government grant dollars and transportation dollar opportunities to fund this proposal.

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on June 5, 2024; the motion was seconded by Mr. Chase Salas and carried by the following vote.

Aye: Kathy Jones  
Ken Halliburton  
Reggie Harris

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
APRIL 17, 2024**

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

**9. Staff Reports and Other Business:**

No staff reports or other business.

**10. Adjourn.**

There being no further business the meeting adjourned at 2:48.

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Chair

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Secretary

BN: cj

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
MAY 1, 2024  
PROJECT PLANNER: RICHARD DONOVAN**

**5.a. Annexation petition and plan of services [2024-504] for approximately 8.54 acres located on Butler Drive and 5.87 acres of right-of-way for future Butler Drive, Eric Dill and City of Murfreesboro Administration applicants.**

The study area consists of three parcels located on the west side of Butler Drive, just north of Joe B. Jackson Parkway, and three sections of future right-of-way of Butler Drive. A written petition requesting annexation has been filed with the City by the owners of the three subject parcels. The three parcels are currently vacant and include 8.54 acres, along the west side of existing Butler Drive. At the request of the City of Murfreesboro Administration, the annexation study area also includes approximately 2,492 linear feet of future Butler Drive right-of-way (ROW) or 5.87 acres. The City has obtained or is in the process of securing the necessary right-of-way for the realignment of Butler Drive. Concurrently, construction has commenced on a three-lane thoroughfare featuring curbs and gutters, accompanied by sidewalks on both sides. The realignment project is anticipated to reach completion by 2025.

The total annexation study area is approximately 14.41 acres.

Mr. Eric Dill either owns the property directly or through an LLC, and has submitted a companion zoning application requesting the property be zoned L-I (Light Industrial) simultaneous with annexation. The property being considered for annexation is currently vacant and is zoned RM (Medium Density Residential District) in the unincorporated County.

The annexation study area consists of three parcels and three sections of right-of-way:

**Owner: Eric Dill**

Tax Map 125, Parcel 14.01	Approximately 2.54 acres
Tax Map 126, Parcel 43.00	Approximately 1.97 acres

**Owner: Dill Holdings, LLC.**

Tax Map 126, Parcel 42.00	Approximately 4.14 acres
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Future Butler Drive Right of Way	Approximately 2,492 linear feet (5.87 acres)
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The subject parcels and right-of-way are located within the City's Urban Growth Boundary and are contiguous with the current City limits on the east side for the three parcels and north and south side of each section of right-of-way. It is also located within the City's

Service Infill Area, as indicated on the adopted Murfreesboro 2035 Comprehensive Plan future land use map.

Staff has drafted a plan of services, which is included in the agenda packet. It details how and when services can be extended to the property, if annexed. Due to its close proximity to the existing City limits, it will be relatively easy to extend services to the subject property, with the exception of sewer service. The subject properties will not have direct access to the forcemain along realigned Butler Drive due to a remnant piece of property. The development of the property will either require off-site sewer easement and the installation of a STEP tank by the developer to connect to sewer or the installation of an individual septic system.

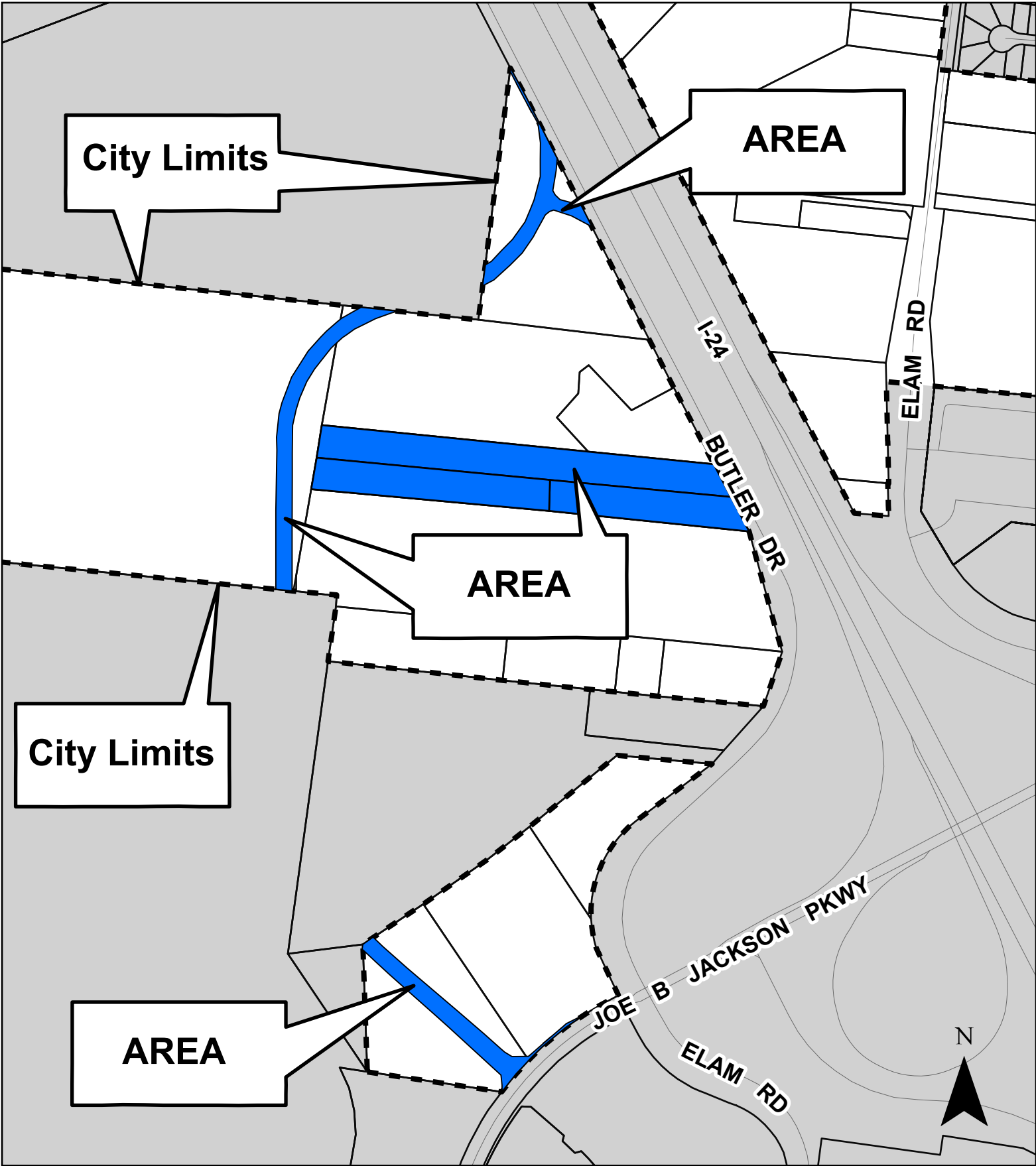
**Staff recommendation:**

Staff is supportive of this annexation request for the following reasons:

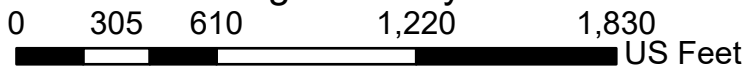
- 1) The subject property is contiguous with the existing City limits.
- 2) It is located within the Urban Growth Boundary and within the Service Infill Area.
- 3) Services can be extended to the subject property upon annexation.

**Action Needed:**

The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.

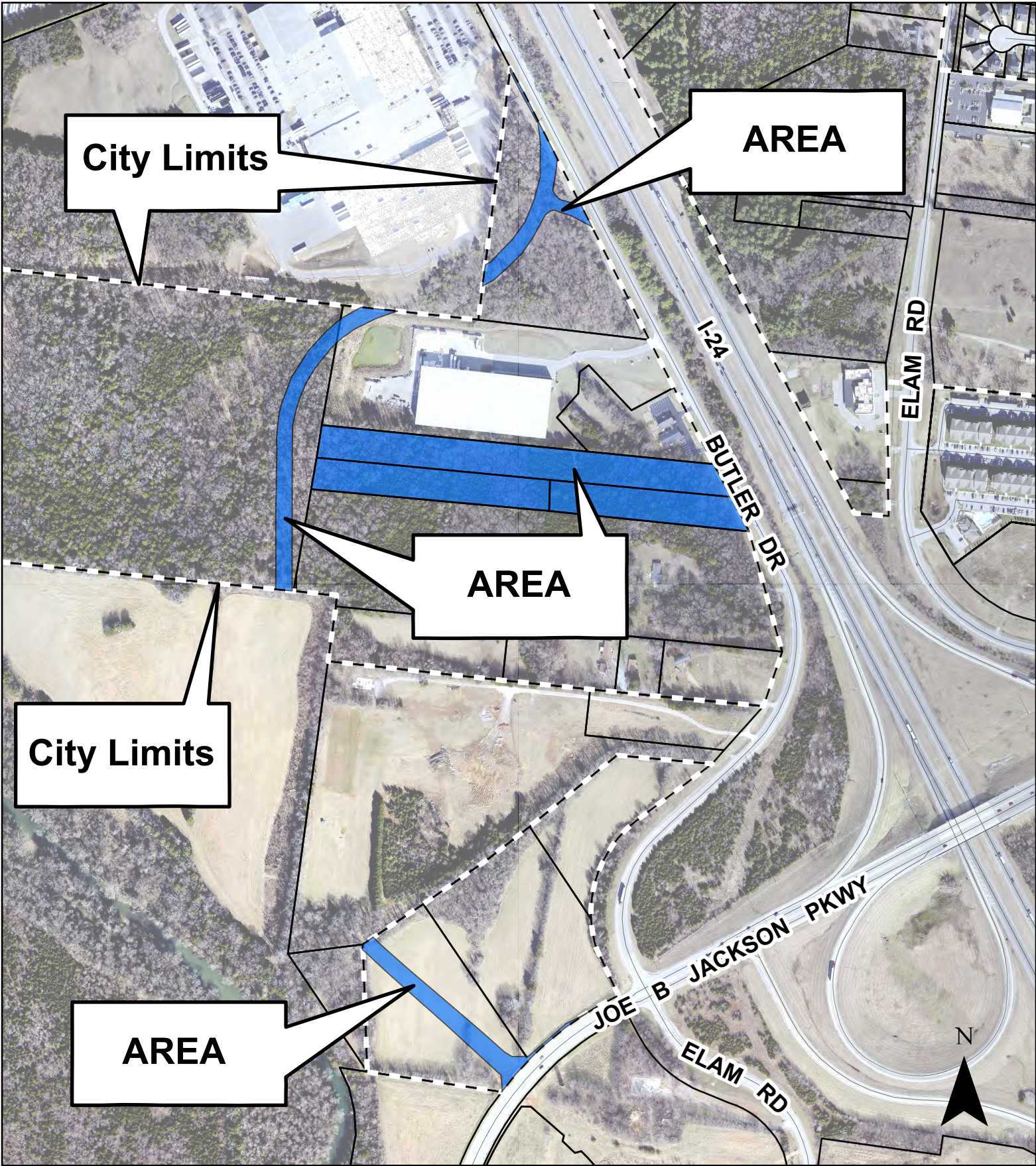


Annexation request for property along  
Butler Drive and for future Butler Drive  
Right-of-Way

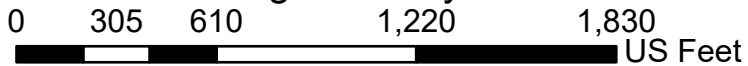


Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)





Annexation request for property along  
Butler Drive and for future Butler Drive  
Right-of-Way



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
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**PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO**

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby petitions the City of Murfreesboro to annex such property into the City.

**Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.**

1. Eric M. Dill  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: Owner Date: 3/13/2024  
2441-Q Old Fort Parkway, Box 461, Murfreesboro, TN 37128  
Mailing Address (if not address of property to be annexed)

2. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

3. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

4. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: Eric M. Dill Status: \_\_\_\_\_ Date: 3/13/24  
\_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

**Legal Description is attached: \_\_\_\_\_ Yes**

**Power of Attorney applies and is attached: \_\_\_\_\_ Yes \_\_\_\_\_ No**

**PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO**

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**Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.**

1. Dill Property Holdings, LLC  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: [Signature] Status: \_\_\_\_\_ Date: 4.10.24  
2441-Q Old Fort Pkwy #461 Murfreesboro TN 37128  
Mailing Address (if not address of property to be annexed)

2. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

3. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

4. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

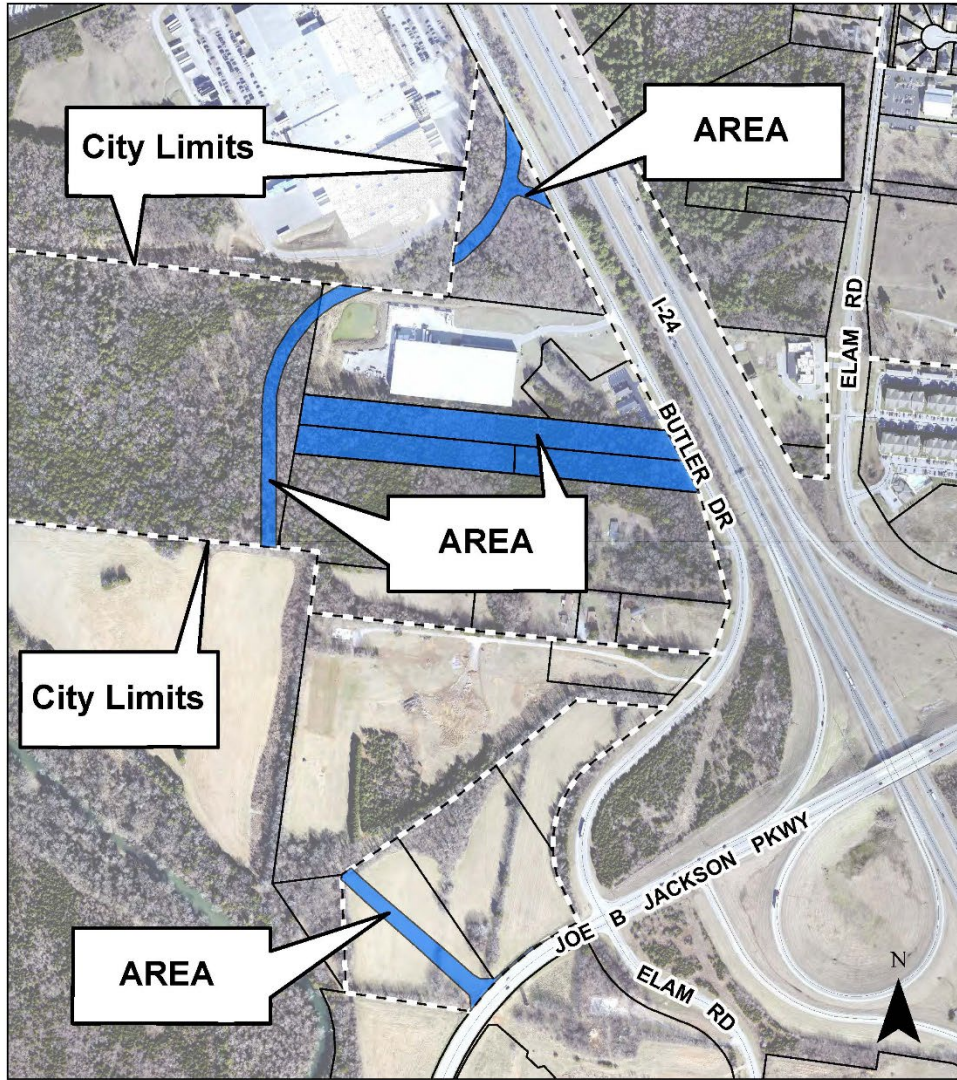
(Attach additional signature pages if necessary)

**Legal Description is attached: \_\_\_\_\_ Yes**  
**Power of Attorney applies and is attached: \_\_\_\_\_ Yes \_\_\_\_\_ No**

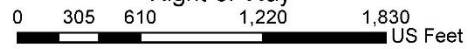
**ANNEXATION REPORT FOR PROPERTY  
LOCATED ALONG BUTLER DRIVE AND  
FUTURE BUTLER DRIVE RIGHT-OF-WAY  
INCLUDING PLAN OF SERVICES  
(FILE 2024-504)**



**PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
May 1, 2024**



Annexation request for property along  
Butler Drive and for future Butler Drive  
Right-of-Way



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# **INTRODUCTION**

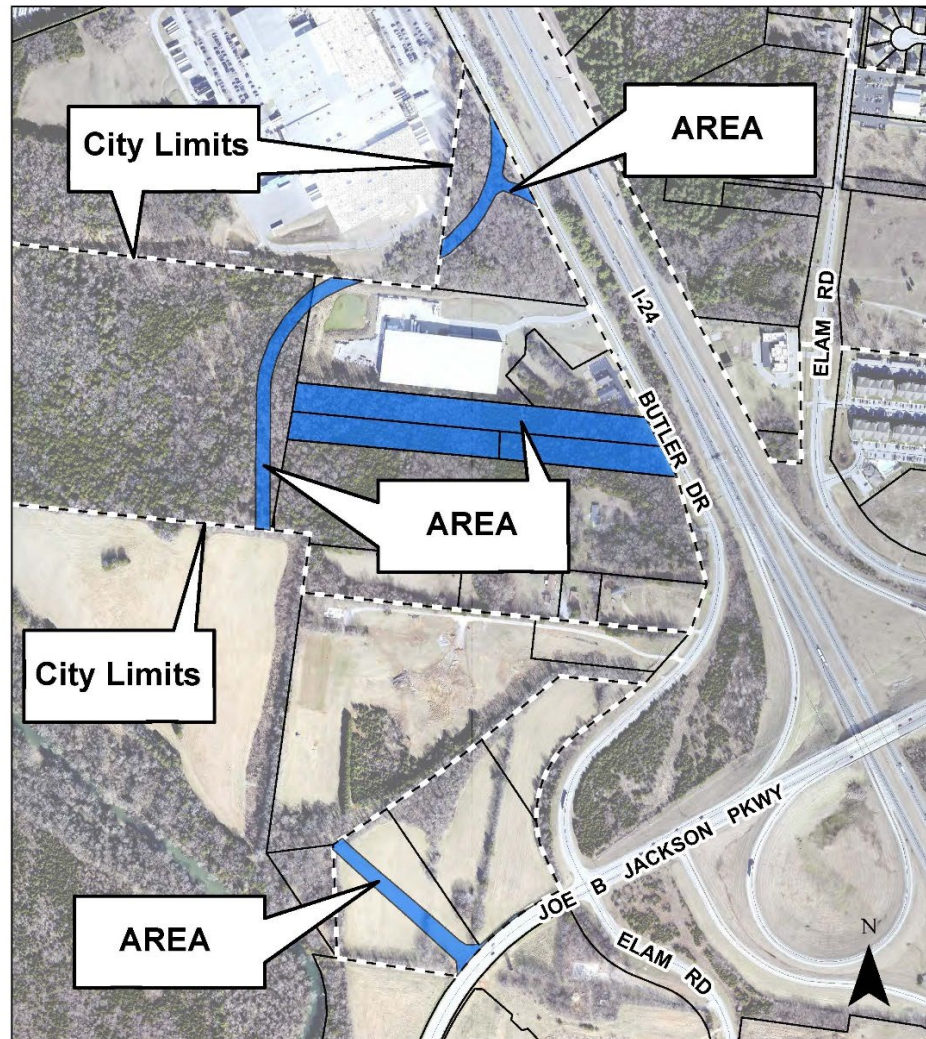


## OVERVIEW

The property owner, Eric Dill, submitted a petition requesting his property be annexed into the City of Murfreesboro. The property is 8.54 acres and is located along the west side of Butler Drive. In addition, included in the annexation study area is approximately 2,492 linear feet of future Butler Drive right-of-way (ROW) (or approximately 5.87 acres). The total annexation study area is approximately 14.41 acres. The annexation study area includes the following properties:

- Tax Map 125, Parcel 14.01 (2.54 acres)
- Tax Map 126, Parcel 42.00 (4.14 acres)
- Tax Map 126, Parcel 43.00 (1.97 acres)
- Future Butler Drive Right-of-Way (5.87 acres)

The annexation study area is located within the City's Urban Growth Boundary and is contiguous to the existing City limits along its northern and western boundaries, as depicted on the adjacent map.



Annexation request for property along  
Butler Drive and for future Butler Drive  
Right-of-Way

0 305 610 1,220 1,830  
US Feet

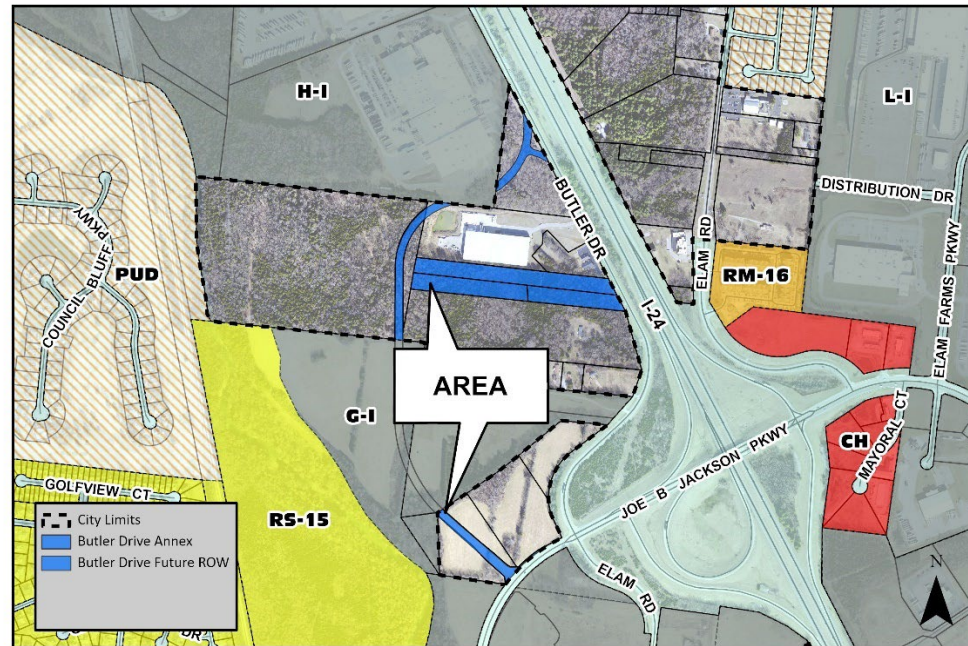
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## SURROUNDING ZONING

The properties surrounding the annexation study area have a variety of zoning. The portion along the north is zoned Light Industrial (IL), the west is zoned Medium Density Residential (RM), and the south is zoned Employment and Activity Center (EAC) in unincorporated Rutherford County. Along the east side of the property is current Butler Drive and Interstate 24 right-of-way. Property in the City to the north is Heavy Industrial (H-I), to the south General Industrial (G-I), and to the west PUD.

Land further to the southeast is zoned Commercial Highway (CH).

The annexation area has a companion zoning application for Light Industrial (L-I).



Annexation request for property along  
Butler Drive and for future Butler Drive Right-of-Way

0 475 950 1,900 2,850  
US Feet

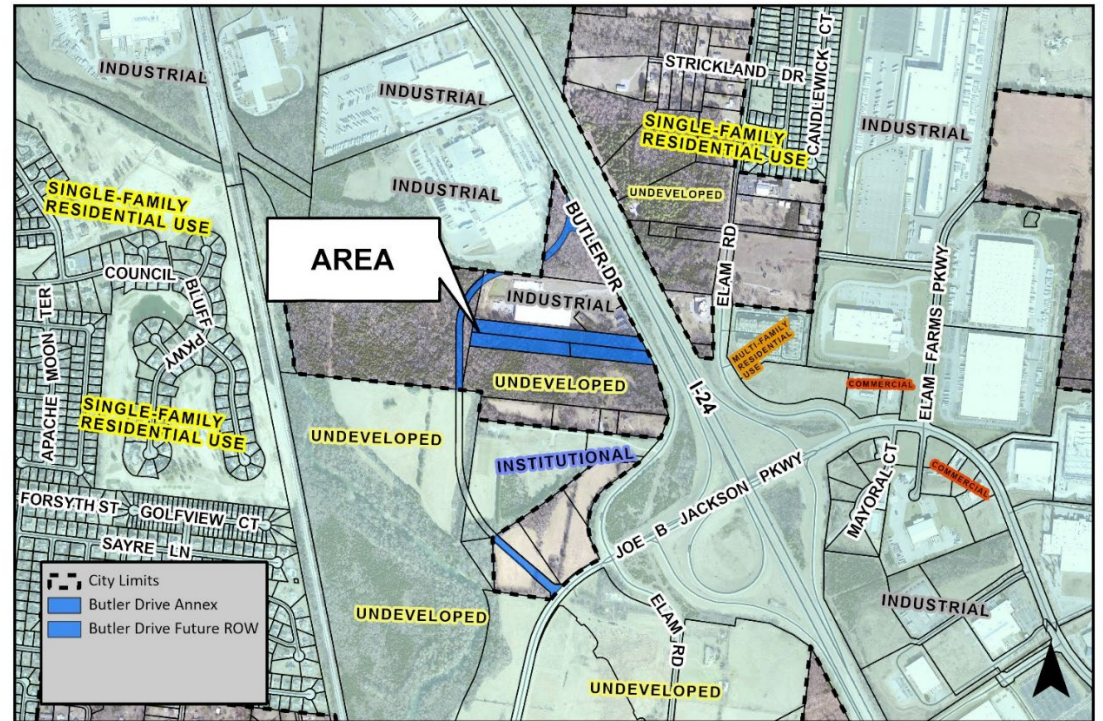
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## SURROUNDING LAND USE

The area being considered for annexation consists of three parcels, totaling 8.54 acres, and three sections of future right-of-way of Butler Drive, totaling approximately 5.87 acres. The total annexation area is approximately 14.41 acres. The subject parcels are currently vacant.

The area surrounding the parcel is characterized by Kenny Pipe & Supply and a day care to the north, rights-of-way of Butler Drive and Interstate 24 to the east, undeveloped and large lots with single-family residential uses to the south, and vacant land to the west.



Annexation request for property along  
Butler Drive and for future Butler Drive Right-of-Way

0 500 1,000 2,000 3,000  
US Feet

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## **TAXES AND REVENUE**

The first City tax bill for all property annexed during the calendar year of 2024 will be due on December 31, 2025. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$0.9526/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

*Table I  
Estimated Taxes from Site*

<b>Owner of Record</b>	<b>Tax Map and Parcel</b>	<b>Acres</b>	<b>Land Value</b>	<b>Improvements Value</b>	<b>Total Assessment</b>	<b>Estimated City Taxes</b>
Eric Dill	125-014.01	2.54	\$102,200	\$0	\$25,550	243.39
Dill Holdings, LLC.	126-042.00	4.14	\$72,300	\$0	\$18,075	\$172.18
Eric Dill	126-043.00	1.97	\$75,600	\$0	\$18,900	\$180.04

These figures are for the properties in their current state and assessed at the residential rate of 25 percent. After this property is rezoned and when it is developed, an improvement value will be added and the assessment rate will increase to 40%, which will result in an increase to the City and County taxes.

**PLAN OF SERVICES**

### **POLICE PROTECTION**

At present, the study area receives police services through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE, and other community crime prevention programs to the study area immediately upon the effective date of annexation. The current police zone that borders the study area is Zone 7.

### **ELECTRIC SERVICE**

The study area is currently served by Middle Tennessee Electric (MTE). MTE has existing electrical infrastructure along existing Butler Drive with the capacity to serve any proposed development. Any new electrical infrastructure installed will be required to adhere to MTE standards. MTE will not provide electrical facilities along future Butler Drive right-of-way until easements are provided by land owners.

### **STREET LIGHTING**

Street lighting maintained by MTE exists along the west side of Butler Drive, along the property frontage. Street lights will be installed along the realigned portion of Butler Drive as development occurs. The developer will be required to install

streetlights within the development for any proposed public streets.

### **SOLID WASTE COLLECTION**

In its current state, no additional equipment or manpower will be needed to serve the study area. Upon development as an industrial use, however, the owner/developer will be required to arrange solid waste collection via a private hauler.

### **RECREATION**

Murfreesboro's Parks and Recreation facilities will be immediately available to any potential occupants of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro taxpayers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees. Since the zoning would not include any residential dwelling, this would have no impact on Parks and Recreation.

### **CITY SCHOOLS**

The Murfreesboro City Schools (MCS) system serves grades kindergarten through sixth and is offered to students who reside within the City of Murfreesboro. Currently the annexation study area is vacant. The property is located outside the Black Fox Elementary school zone and would become part of this school's zoned area if annexed. Since the zoning would not include any residential dwellings, this would have no impact on the school or the school system as a whole.

## **BUILDING AND CODES**

The property will come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

## **PLANNING, ENGINEERING, AND ZONING SERVICES**

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary plats, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

## **GEOGRAPHIC INFORMATION SYSTEMS**

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

## **STREETS AND ACCESS**

The annexation study area has access to existing Butler Drive. Approximately 5.87 acres of future realigned Butler Drive right-of-way is included in the study area. Realigned Butler Drive is currently being constructed by the City as a 3-lane curb and gutter section with sidewalks on both sides of the roadway. Access to public roadway systems is available through existing Butler Drive. Any new connections to either existing Butler Drive or realigned Butler Drive must be approved by the City Engineer.

This property is affected by the Major Transportation Plan. This includes realignment of Butler Drive. The applicant will be required to participate in those improvements and dedicate right-of-way as needed. Any future public roadway facilities to serve the study area must be constructed to City standards.

No additional public roadways are included in the study area.

## **REGIONAL TRAFFIC & TRANSPORTATION**

The study area is currently served by Butler Drive as the major roadway facility. The 2014 Level of Service Model in the 2040 Major Transportation Plan (MTP) indicates Butler Drive to be operating at a Level of Service B in the study area based on average daily traffic (ADT). The 2040 Level of Service Model shows that Butler Drive operates at a level of service of B in the study area without the proposed improvements recommended in the 2040 MTP.

## SANITARY SEWER SERVICE

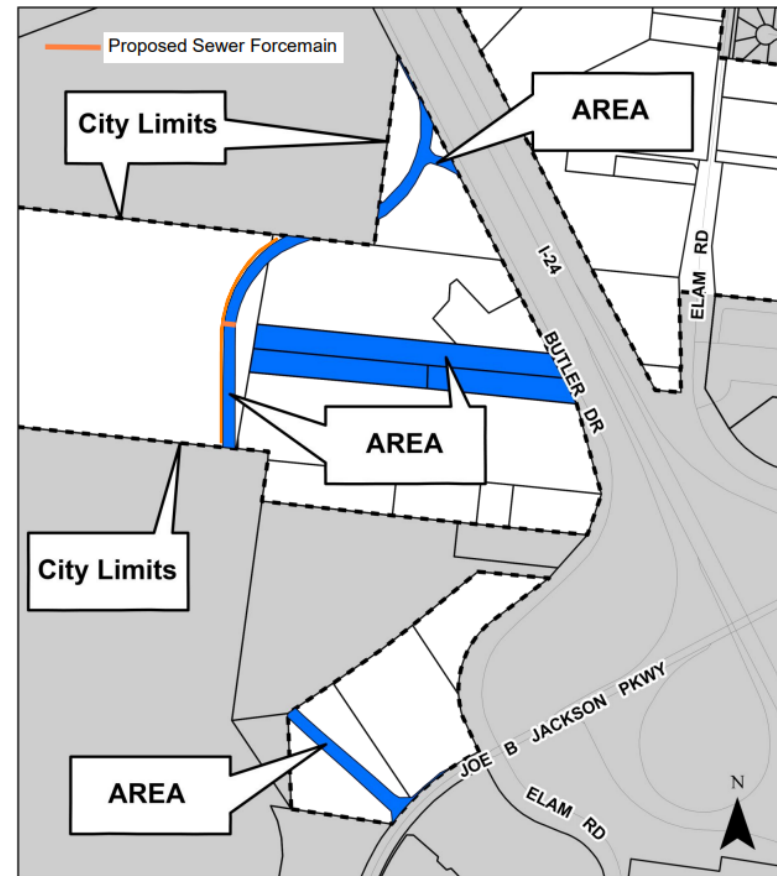
The properties requesting annexation will be served by a proposed 6" sewer forcemain, along the new Realigned Butler Drive being constructed by the City's roadway contractor, Moody Excavating. The sewer forcemain has not been installed currently. These properties requesting annexation will not have access to this sewer forcemain due to a remnant piece of property, between the eastern roadway right-of-way and the requesting property. The development of the property will either require off-site sewer easement and the installation of a STEP tank by the developer to connect to sewer or the installation of an individual septic system.

The Water Resources Board requested staff to investigate creating a sanitary sewer assessment district to recoup the cost of the sewer forcemain extension. This assessment fee is estimated at \$3,000 per acre in addition to the standard and customary sewer connection fee of \$2,550 per single family unit (sfu) or equivalent.

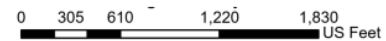
With regard to the Sewer Allocation Ordinance (SAO), it was determined that with the size of the property (8.54 acres) and the companion zoning of Light Industrial, the allotted number of sfu's will be 34.16 or 8,882 gallons per day. Depending on the type of development and the anticipated sewer

flow produced, the applicant may be required to request a variance.

All main line extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department. The red lines on the map below represent the approximate location of the gravity sewer line.



Annexation along Butler Drive  
Proposed Sewer Service

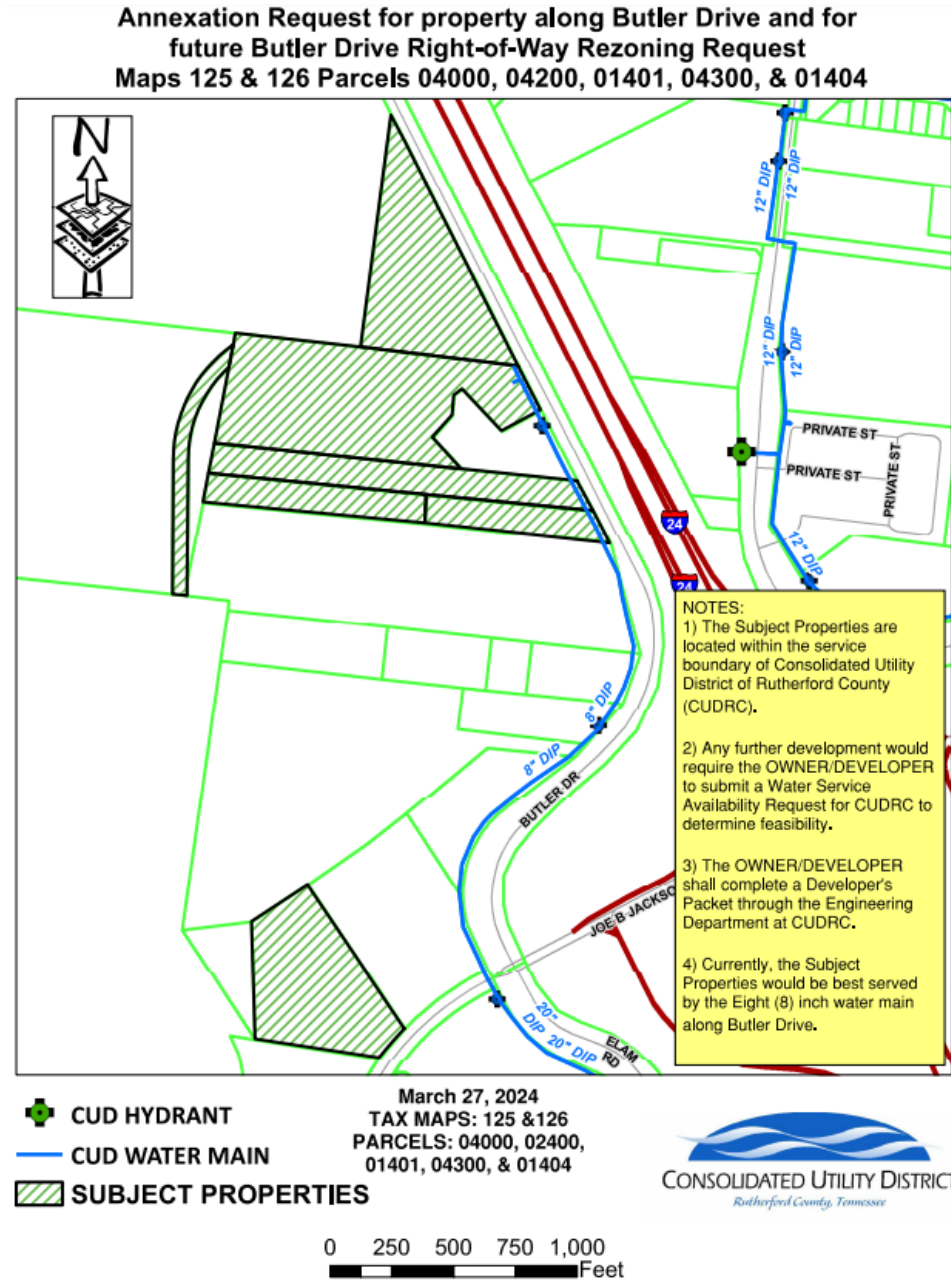




**WATER SERVICE**

The study area is located within Consolidated Utility District of Rutherford County’s (CUDRC) service area. A 8-inch ductile iron water main (DIP) is located along current Butler Drive, as depicted on the map to the right.

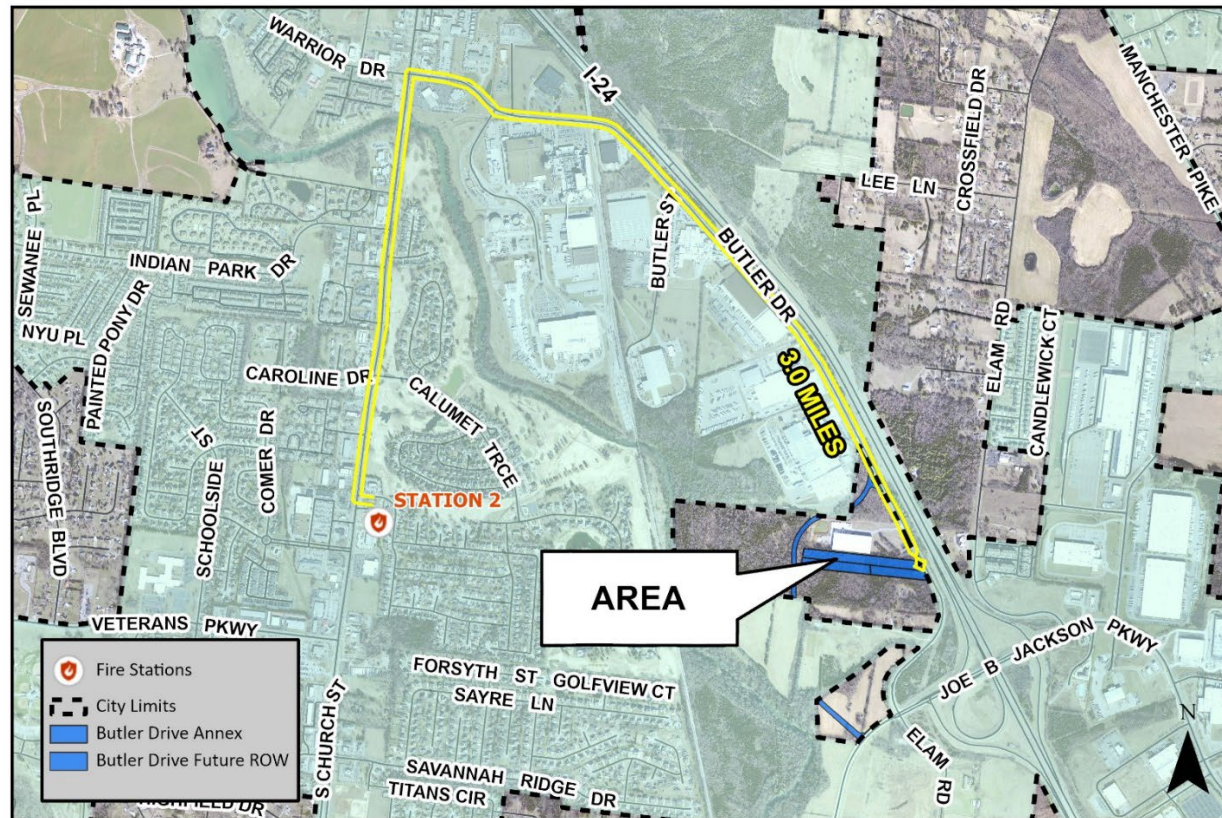
Prior to any future development, the developer of the property will be required to submit a Water Availability Application to determine feasibility and to complete CUDRC’s Developer Packet through CUDRC’s Engineering Department prior to entering the construction phase. Any new water line development must be done in accordance with CUDRC’s development policies and procedures.



## FIRE AND EMERGENCY SERVICE

The study area contains vacant land. The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services and fire protection to the study area immediately upon the effective date of annexation at no additional expense.

Currently the study area is located 1.4 miles from Fire Station #2 (2880 Runnymede Drive). The yellow line on the adjacent map represents the linear distance range from the nearest fire station.



Annexation request for property along  
Butler Drive and for future Butler Drive Right-of-Way

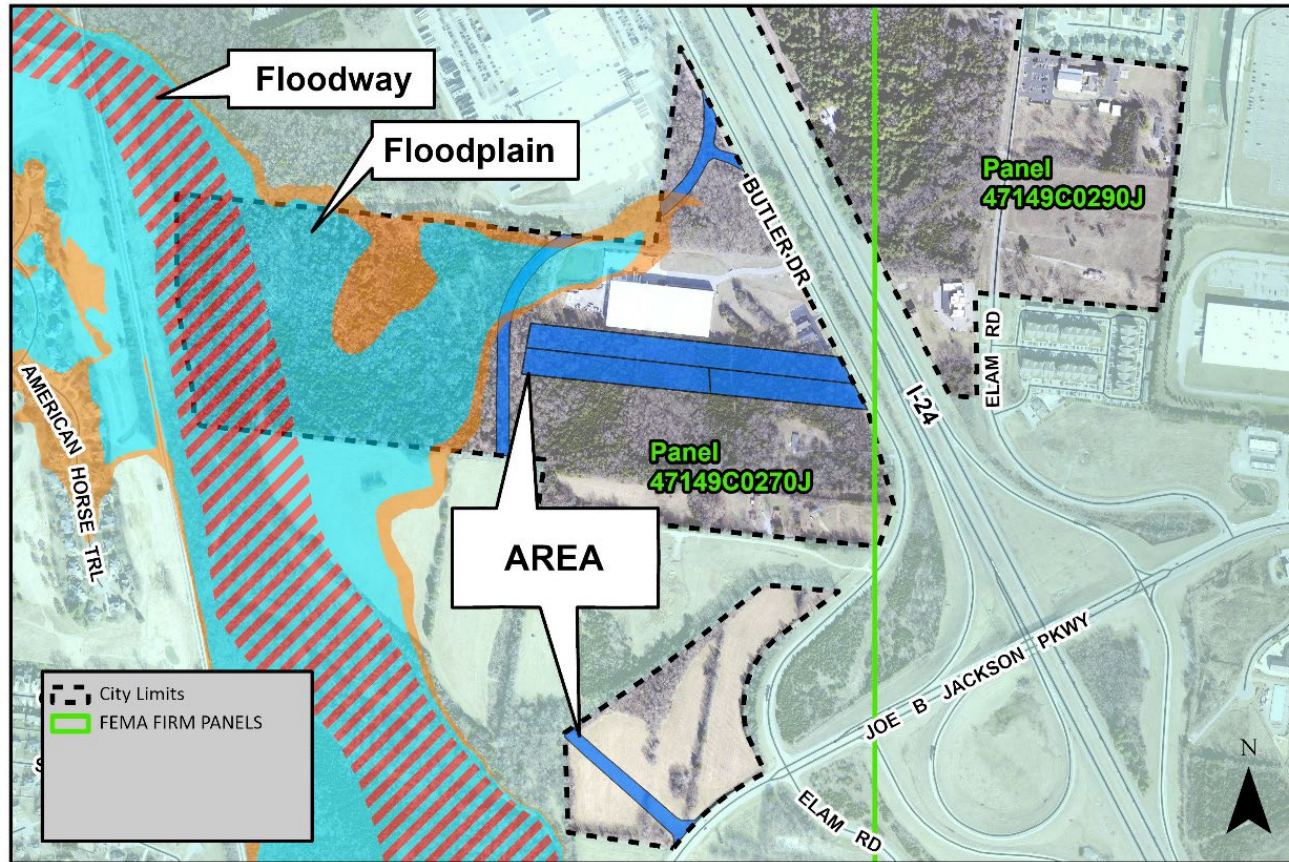
0 1,000 2,000 4,000 6,000  
US Feet

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**FLOODWAY**

A portion of the study area is located within the 100-year floodplain but none of the study area is within the regulatory floodway as delineated on the Flood Insurance Rate Map (FIRM) developed by the Federal Emergency Management Agency (FEMA).



Annexation request for property along Butler Drive and for future Butler Drive Right-of-Way



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## **DRAINAGE**

### **Public Drainage System**

The drainage systems along and within the roadway of Butler Drive are included in the study area and the properties have access to these drainage systems.

No additional public drainage facilities are included in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

### **Regional Drainage Conditions**

The study area drains to closed depressions located within the study area.

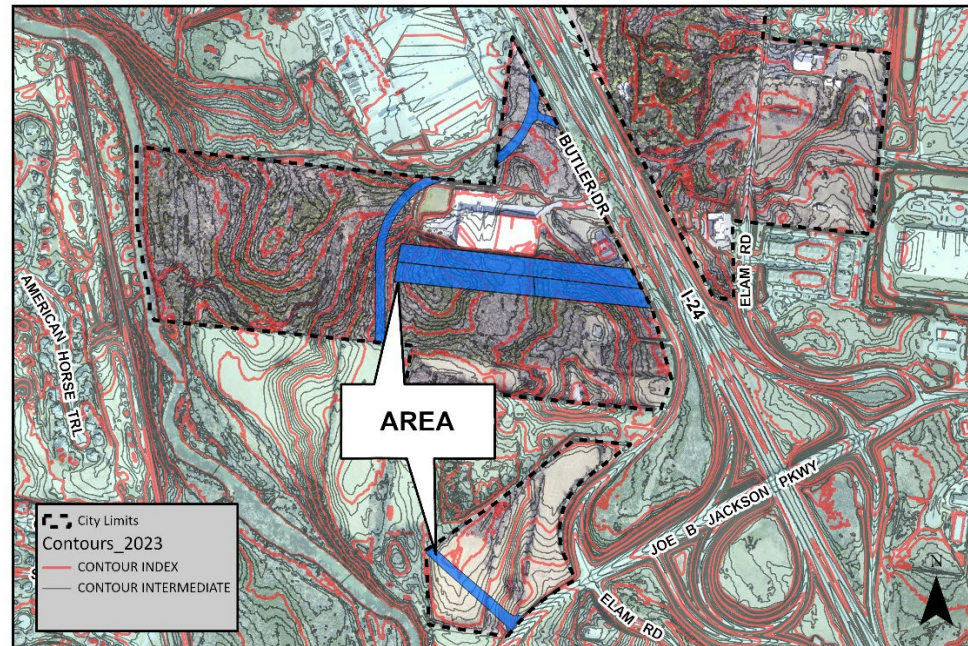
### **Stormwater Management and Utility Fees**

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area and existing and new improvements will be subject to the Stormwater Utility Fee. The property is currently vacant and will not generate annual revenue for the Stormwater Utility Fee.

The study area has a proposed zoning of Light Industrial (LI). Based on this development scenario, it is anticipated that the site will generate approximately \$1,500 in revenue per

year into the Stormwater Utility Fund upon full buildout.

The red lines on the map below represent ten-foot contours. The grey lines represent two-foot intervals.



Annexation request for property along  
Butler Drive and for future Butler Drive Right-of-Way

0 395 790 1,580 2,370  
US Feet

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### **PROPERTY AND DEVELOPMENT**

Stormwater management plans must comply with the City's stormwater quality requirements.

Improvements to and ROW and easement dedication for Butler Drive should be incorporated in the development plans.

### **ANNEXATION FOLLOW-UP**

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to the Tennessee Growth Policy Act, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
MAY 1, 2024  
PROJECT PLANNER: RICHARD DONOVAN**

**5.b. Zoning application [2024-405] for approximately 8.54 acres located on Butler Drive to be zoned to L-I (Light Industrial) simultaneous with annexation, Eric Dill applicant.**

The applicant, Eric Dill, is requesting to zone the subject property to Light-Industrial (L-I) simultaneous with the annexation of the property. The property is located along the western side of current Butler Drive. The property is currently vacant. The subject property is near the City’s realignment of Butler Drive. The City is completing right-of-way acquisition while beginning construction on the three-lane thoroughfare featuring curbs and gutters, accompanied by sidewalks on both sides. This project is anticipated to reach completion by 2025. The site is identified as Tax Map 125 Parcel 14.01 (2.54 acres) and Tax Map 126 Parcels 42.00 (4.14 acres) and 43.00 (1.97 acres) for a combined acreage of 8.54 acres.



**Adjacent Land Use and Zoning**

The property is currently zoned Medium-Density Residential (RM) in Rutherford County. The surrounding area consists of a mixture of zoning types and uses. The land to the north is zoned LI (Rutherford County). The land to the west is zoned RM (Rutherford County). The land to the south is zoned EAC - Employment and Activity Center (Rutherford County). The rights-of-way of Butler Drive and Interstate 24 lie to the east of the subject properties. Surrounding land uses include a mixture of large lot single-family residential, Kenny Pipe & Supply, a day-care, and vacant properties.

**Future Land Use Map:**

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan*

indicates that “Business/Innovation” is the most appropriate land use character for the project area, as shown on the map below. The Business/Innovation land use category aims to promote the following characteristics and development types:

**Characteristics:**

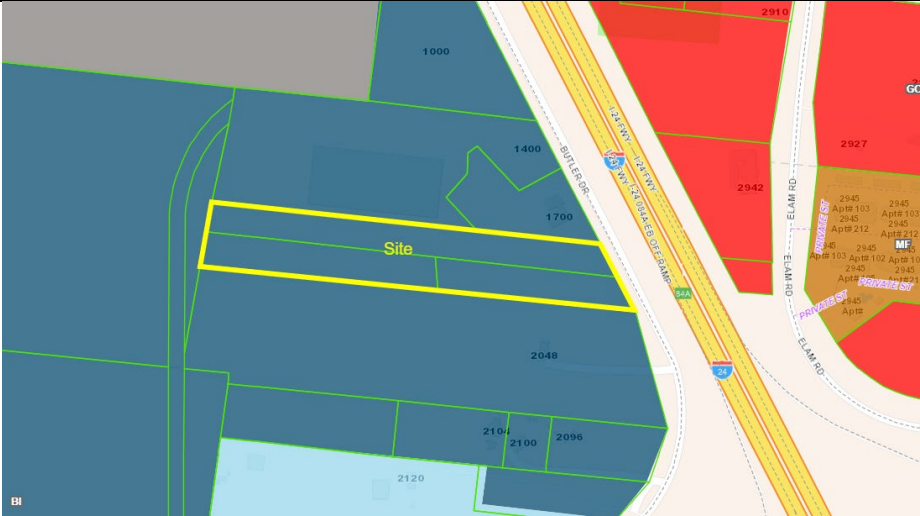
- Development that strengthens the City’s economic base and provides proximate linkages between a diversity of employment-generating industrial or manufacturing development, may include mid-rise and high-rise buildings.
- Development that creates an active street life, enhances the vitality of businesses, generates a diversity of quality-of-life amenities, and reduces internal vehicular traffic.
- Developments should incorporate multi modal transportation networks that include transit, auto, bicycle and pedestrian accommodations.
- Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to neighboring uses.
- Development that encourages orderly, staged development of large-scale, comprehensively planned projects.
- Intended to create a highly attractive business investment environment.

**Development Types:**

- Industrial and manufacturing parks
- Business innovation and research centers
- Advanced manufacturing, research and development, incubator industrial, and office space.
- Industrial Centers primary focus is industry and innovation, but can include commercial, park and open space components.

L-I zoning is consistent with the Business/Innovation land use designation and allows a variety of industrial and commercial uses by right.

**Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)**



## **L-I, LIGHT INDUSTRIAL DISTRICT**

This industrial district is intended to provide areas in which the principal uses permitted are warehousing, wholesaling and light assembly plants which have little impact on the surrounding neighborhood other than truck traffic, and which are accessible to major transportation routes. The regulations of this district are designed to minimize the adverse impact such uses may have on nearby districts. Heavy industrial uses, such as steel mill and manufacturing facilities, likely to create noise, odor, vibration or smoke that can affect surrounding areas will not be permitted in the light industrial district.

The applicant is requesting a bulk zoning of L-I for the subject property. The L-I district permits the manufacturing, storage and distribution of a variety of industrial uses, as well as most institutional, agricultural and commercial uses. A copy of Chart 1 is included and highlights the uses permitted in L-I.

### **Staff recommendation:**

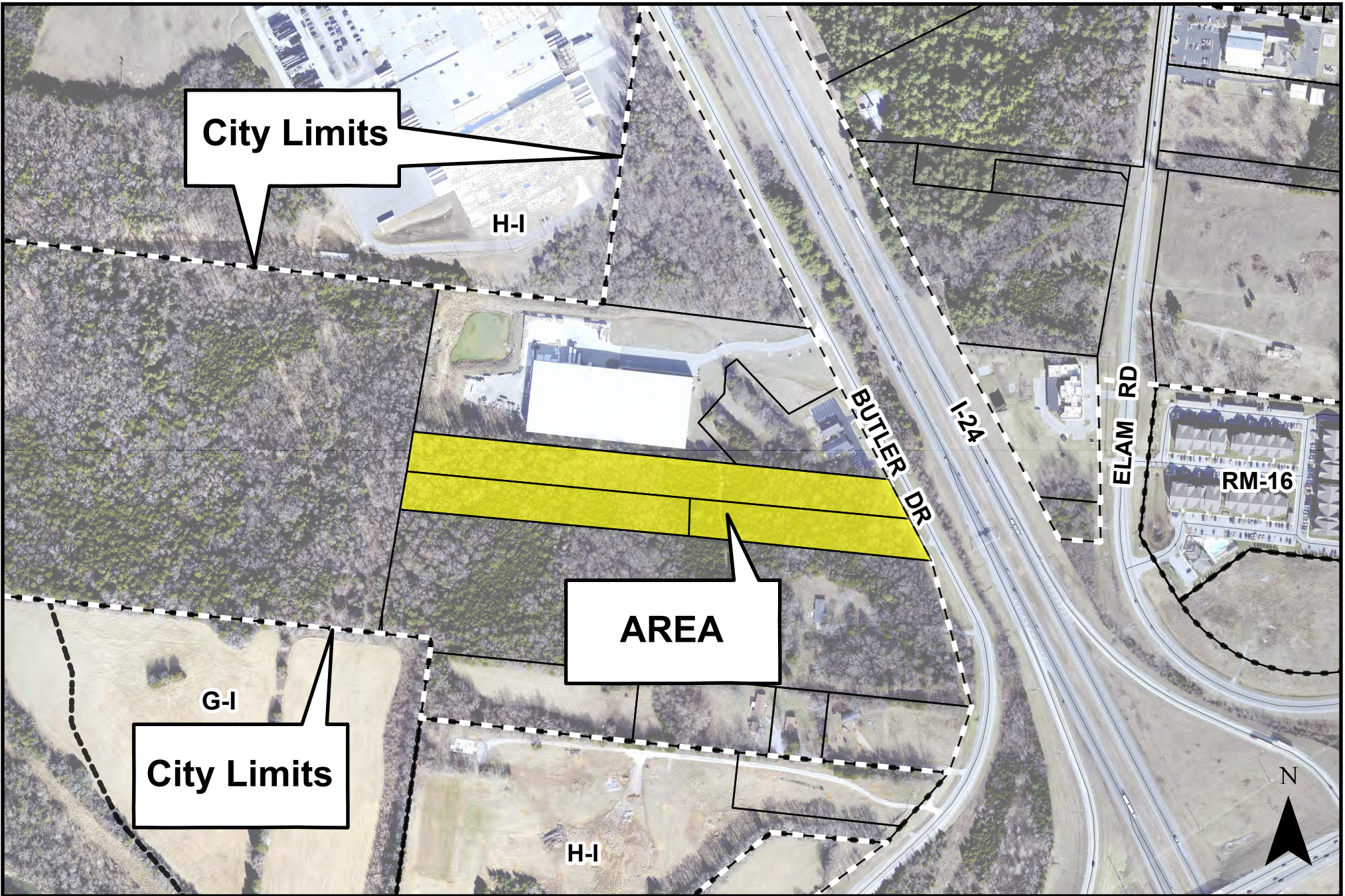
Staff is supportive of this rezoning request for the following reasons:

- 1) L-I zoning is consistent with the existing industrial zoning in the area.
- 2) L-I zoning is consistent with the Business/Innovation land use designation.

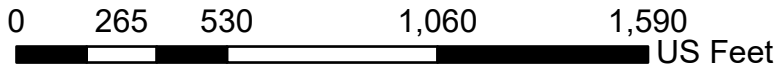
### **Action Needed:**

The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.



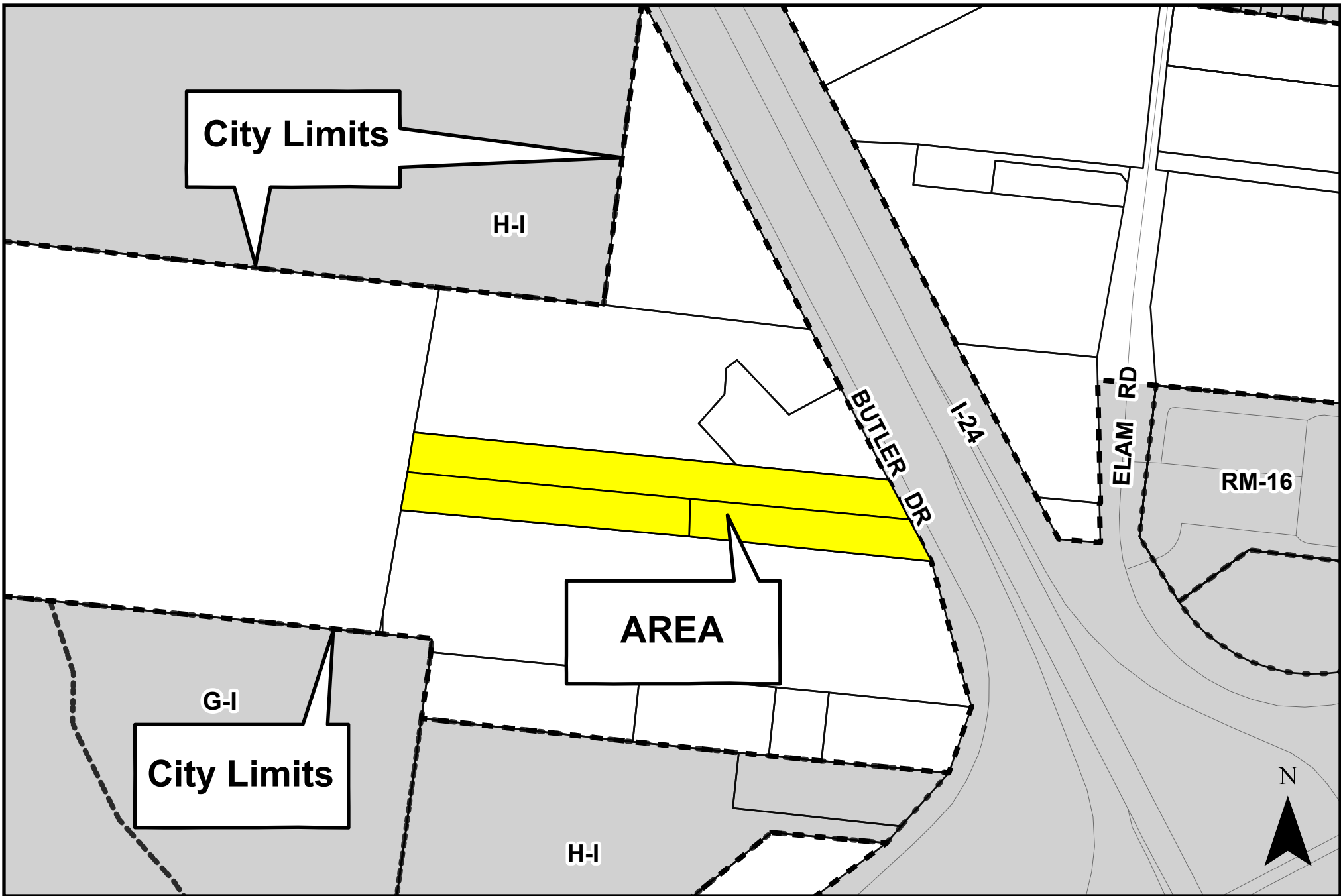


Zoning request for property along Butler Drive  
 L-I simultaneous with annexation

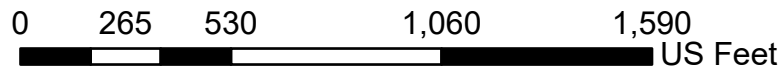


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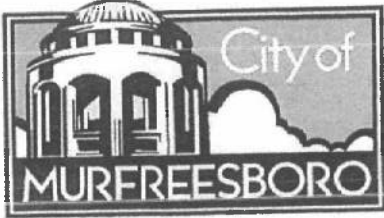


Zoning request for property along Butler Drive  
L-I simultaneous with annexation



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Planning and Engineering Department  
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Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

**Procedure for applicant:**

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A non-refundable application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

**To be completed by applicant:**

APPLICANT: Dill Contracting and Properties, Inc./Eric M. Dill

Address: 2441-Q Old Fort Parkway, Box 461 City/State/Zip: Murfreesboro, TN 37128

Phone: 615-631-5775 E-mail address: dbradford@dillcontractingusa.com

PROPERTY OWNER: Eric M. Dill

Street Address or property description: 3 Tracts Being Combined on Butler Drive

and/or Tax map #: 1) 126 2) 126 Group: 1) 042.00 2) 043.00 Parcel (s): 3) 014.01

Existing zoning classification: RM

Proposed zoning classification: Light Industrial Acreage: 8.54

Contact name & phone number for publication and notifications to the public (if different from the applicant): Dane Bradford - (615) 631-5775

E-mail: dbradford@dillcontractingusa.com

APPLICANT'S SIGNATURE (required): *Eric M. Dill*

DATE: 03/13/2024

\*\*\*\*\*For Office Use Only\*\*\*\*\*

Date received: \_\_\_\_\_ MPC YR.: \_\_\_\_\_ MPC #: \_\_\_\_\_

Amount paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_

# APPENDIX A - ZONING

## CHART 1. USES PERMITTED BY ZONING DISTRICT.

Revised January 25, 2024

Chart 1.  
Page 1 of 8

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS														OVERLAY														
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	RMO	OG R	OG	CL		CF <sup>14</sup>	CH	MU	CBD	HI	GI	L	CM-RS-8	CM-R	CM	CU	P		
<b>DWELLINGS</b>																													
Single-Family detached	X								X <sup>27</sup>																				
Single-Family attached or detached, zero-lot line (max. 2 units attached) <sup>23</sup>									X <sup>24</sup>																				
Single-Family attached, townhouse <sup>25, 26, 28</sup>									X																				
Two-Family									X																				
Three-Family									X																				
Four-Family									X																				
Multiple-Family									X <sup>21</sup> X <sup>21</sup>																				
<b>OTHER HOUSING</b>																													
Accessory Apartment <sup>8</sup>	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>																			
Accessory Dwelling Unit																													
Assisted-Care Living Facility <sup>15</sup>																													
Bed-and-Breakfast Homestay	S	S	S	S	S	S	S	S	S	S																			
Bed-and-Breakfast Inn	S	S	S	S	S	S	S	S	S	S																			
Boarding House <sup>15</sup>	S	S	S	S	S	S	S	S	S	S																			
Class I Home for the Aged <sup>15</sup>	S	S	S	S	S	S	S	S	S	S																			
Class II Home for the Aged <sup>15</sup>	S	S	S	S	S	S	S	S	S	S																			
Class III Home for the Aged <sup>15</sup>																													
Emergency Shelter	X	X	X	X	X	X	X	X	X	X																			
Extended Stay Hotel/Motel																													
Family Crisis Shelter																													
Family Violence Shelter																													
Fraternity/Sorority																													
Group Shelter																													
Hotel																													
Home Occupations <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>		
Mission																													
Mobile Homes																													
Motel																													
Rooming House																													
Student Dormitory																													
Transitional Home																													

X = Use permitted by right.  
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# APPENDIX A - ZONING

Revised January 25, 2024

Chart 1  
Page 4 of 8

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS															OVERLAY															
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	RMO	OG-R	OG	CL	CF <sup>4</sup>	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	OO				
Catering Establishment												X	X	X	X	X	X	X	X	X	X	X	X	X							
Cigar Lounge												X	X	X	X	X	X	X	X	X	X	X	X	X							
Clothing Store												X	X	X	X	X	X	X	X	X	X	X	X	X							
Coffee, Food, or Beverage Kiosk												X	X	X	X	X	X	X	X	X	X	X	X	X							
Commercial Center (≤25,000 SF)												X	X	X	X	X	X	X	X	X	X	X	X	X							
Convenience Store, ≤5,000 SF												X	X	X	X	X	X	X	X	X	X	X	X	X							
Convenience Store > 5,000 SF												X	X	X	X	X	X	X	X	X	X	X	X	X					N		
Crematory																													N		
Data Center ≤15,000 SF												X	X	X	X	X	X	X	X	X	X	X	X	X					N		
Department or Discount Store												X	X	X	X	X	X	X	X	X	X	X	X	X					N		
Distillery, Artisan <sup>2b</sup>												X	X	X	X	X	X	X	X	X	X	X	X	X					N		
Drive-In Theater												X	X	X	X	X	X	X	X	X	X	X	X	X					N		
Dry Cleaner ≤3,000 SF (No On-Site Cleaning)												X	X	X	X	X	X	X	X	X	X	X	X	X					N		
Financial Service												X	X	X	X	X	X	X	X	X	X	X	X	X					N		
Fireworks Public Display																														N	
Fireworks Retailer																														N	
Fireworks Seasonal Retailer																														N	
Fitness/Health Club Facility >5,000 SF																														N	
Fitness studio/ personal instruction ≤5,000 SF												X	X	X	X	X	X	X	X	X	X	X	X	X						N	
Flower or Plant Store												X	X	X	X	X	X	X	X	X	X	X	X	X						N	
Funeral Home																															N
Garden and Lawn Supplies																														N	
Gas-Liquified Petroleum, Bottled and Bulk																														N	
Gasoline Sales																														N	
General Service and Repair Shop																														N	
Glass--Auto, Plate, and Window																														N	
Glass--Stained and Leaded																														N	
Greenhouse or Nursery																														N	
Grocery Store																														N	
Group Assembly, <250 persons																														N	
Group Assembly, >250 persons																														N	
Ice Kiosk, Automated																														N	
Interior Decorator																														N	
Iron Work																														N	
Janitorial Service																														N	
Kennels																														N	
Keys, Locksmith																														N	

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# APPENDIX A - ZONING

Revised January 25, 2024

Chart 1  
Page 5 of 8

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	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	RMO	OR	OG	CL	CF <sup>14</sup>	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	OO	
Laboratories, Medical												X			X	X	X					X						
Laboratories, Testing												X			X	X	X											
Laundries, Self-Service												X			X	X	X											
Lawn, Tree, and Garden Service												X			X	X	X											
Liquor Store												X			X	X	X											
Livestock Auction															X	X	X											
Lumber, Building Material															X	X	X											
Manufactured Home Sales															X	X	X											
Massage Parlor																												
Motor Vehicle: Sales, Rental (Automobiles) <sup>3</sup>																S	S											
Motor Vehicle: Sales, Rental (Other Than Automobiles) <sup>3</sup>																												
Motor Vehicle: Sales, Rental, Repair (Medium & Heavy Duty Commercial Vehicles) <sup>3</sup>																												
Movie Theater															X	X	X											
Music or Dancing Academy															X	X	X											
Offices															X	X	X											
Optical Dispensaries															X	X	X											
Parking Structure															X	X	X											
Pawn Shop															X	X	X											
Payday Loan, Title Loan, or Check-Cashing Service																												
Personal Service Establishment															X	X	X											
Pet Crematory																												
Pet Funeral Home																												
Pet Shops															X	X	X											
Pharmacies, Apothecaries															X	X	X											
Plasma Donation Center															X	X	X											
Radio, TV, or Recording Studio															X	X	X											
Radio and Television Transmission Towers																												
Rap Parlor																												
Restaurant and Carry-Out Restaurant																												
Restaurant, Drive-In															X	X	X											
Restaurant, Specialty															X	X	X											
Restaurant, Specialty-Limited															S	S	X											
Retail Shop, firearms																												
Retail Shop, other than enumerated elsewhere															X	X	X											
Retail Shop, Tobacco, Vape, Dispensary <sup>31</sup>															X <sup>31</sup>	X <sup>31</sup>	X <sup>31</sup>											
Salvage and Surplus Merchandise																												

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# APPENDIX A - ZONING

Revised January 25, 2024

Chart 1  
Page 6 of 8

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Sauna																													
Self-Service Storage Facility <sup>16</sup>																													
Sheet Metal Shop																													
Shopping Center, Community (150-300K SF)																													
Shopping Center, Neighborhood (25-150K SF)																													
Shopping Center, Regional (>300,000 SF)																													
Specialty Shop																													
Tavern																													
Taxidermy Studio																													
Veterinary Clinic																													
Veterinary Hospital																													
Veterinary Office																													
Vehicle Wash																													
Wholesaling, Wholesale Establishments																													
Winery, Artisan <sup>29</sup>																													
Wireless Telecommunications Towers, Antennas <sup>17</sup>																													
Wrecker/Towing Service, Wrecker Storage Yard <sup>12</sup>																													
<b>INDUSTRIAL</b>																													
Manufacture, Storage, Distribution of:																													
Abrasive Products																													
Asbestos Products																													
Automobile Dismantlers and Recyclers <sup>7 &amp; 12</sup>																													
Automobile Manufacture																													
Automobile Parts and Components Manufacture																													
Automobile Seats Manufacture																													
Bakery Goods, Candy																													
Boat Manufacture																													
Bottling Works																													
Brewery <sup>20</sup>																													
Canned Goods																													
Chemicals																													
Composting Facility																													
Contractor's Storage, Indoor																													
Contractor's Yard or Storage, Outdoor <sup>32</sup>																													
Contractor's/Construction Equipment: Sales, Rental, Repair <sup>32</sup>																													
Cosmetics																													
Custom Wood Products																													

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# APPENDIX A - ZONING

Revised January 25, 2024

Chart.1  
Page 7 of 8

USES PERMITTED*	ZONING DISTRICTS																OVERLAY											
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Data Center / Server Farm > 15,000 Distillery <sup>20</sup>																						S						
Dry Cleaning- Laundering Facility > 3,000 Electrical or Electronic Equipment, Appliances, and Instruments																	X					X						
Fabricated Metal Products and Machinery Fertilizer																						X						
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery Furniture and Fixtures																						X						
Jewelry Junkyard																						X						
Leather and Leather Products except tanning and finishing																						X						
Leather and Leather Products, Tanning and Finishing Lumber and Wood Products																						X						
Mobile Home Construction																						X						
Musical Instruments																						X						
Office/Art Supplies																						X						
Paints																						X						
Paper Mills																						X						
Paper Products excluding paper and pulp mills Petroleum, Liquified Petroleum Gas and Coal Products except refining																						X						
Petroleum, Liquified Petroleum Gas and Coal Products refining																						S						
Pharmaceuticals																						X						
Photographic Film Manufacture																						X						
Pottery, Figurines, and Ceramic Products																						X						
Primary Metal Distribution and Storage																						X						
Primary Metal Manufacturing																						X						
Printing and Publishing																						X						
Recycling center																						X						
Recycling Center- Temporary Mobile																						S						
Rubber and Plastic Products except rubber or plastic manufacture																						X						
Rubber and Plastic Products, Rubber and Plastic Manufacture																						X						

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APPENDIX A - ZONING

Revised January 25, 2024

Chart 1  
Page 8 of 8

USES PERMITTED*	ZONING DISTRICTS															OVERLAY													
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF 14	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	OO		
Saw Mills																			X										
Scrap Metal Processors																				S									N
Scrap Metal Distribution and Storage																				S									N
Scrap Processing Yard																				S									N
Secondary Material Dealers																				S	X								N
Silverware and Cutlery																				X	X								N*
Small Moulded Metal Products																			X	X	X								N
Sporting Goods																			X	X	X								N
Stone, Clay, Glass, and Concrete Products																			X	X	X								N*
Textile, Apparel Products, Cotton--Factoring, Grading																			X	X	X	X							N
Textile, Apparel Products, Cotton Gin																			X	X	X	X							N
Tire Manufacture																			X	X	X	X							N
Tobacco Products																			X	X	X	X							N
Toiletries																			X	X	X	X							N*
Transportation Equipment																			X	X	X	X							N
Warehousing, Transporting/Distributing <sup>18</sup>																			X	X	X	X							N
Winery <sup>20</sup>																			X	X	X	X							N
<b>TRANSPORTATION AND PUBLIC UTILITIES</b>																													
Bus Terminal or Service Facility																	X			X	X								
Electric Transmission, Gas Piping, Water/Sanitary																	X		X	X	X								
Sewer Pumping Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X							N
Freight Terminal, Service Facility																				X	X								N
Garbage or Refuse Collection Service																				X	X								
Gas, Electric (Including Solar Farms), Water, Sewerage Production and/or Treatment Facility, Landfill <sup>19</sup>																			X	X	X	S							
Post Office or Postal Facility																			X	X	X	X							N
Railroad Station/Terminal																			S	S	S								
Refuse Processing, Treatment, and Storage																				S	S								N
Telephone or Communication Services																		X	X	X	X	X							
Taxicab Dispatch Station																	X	X	X	X	X	X							N

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**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
MAY 1, 2024  
PROJECT PLANNER: BRAD BARBEE**

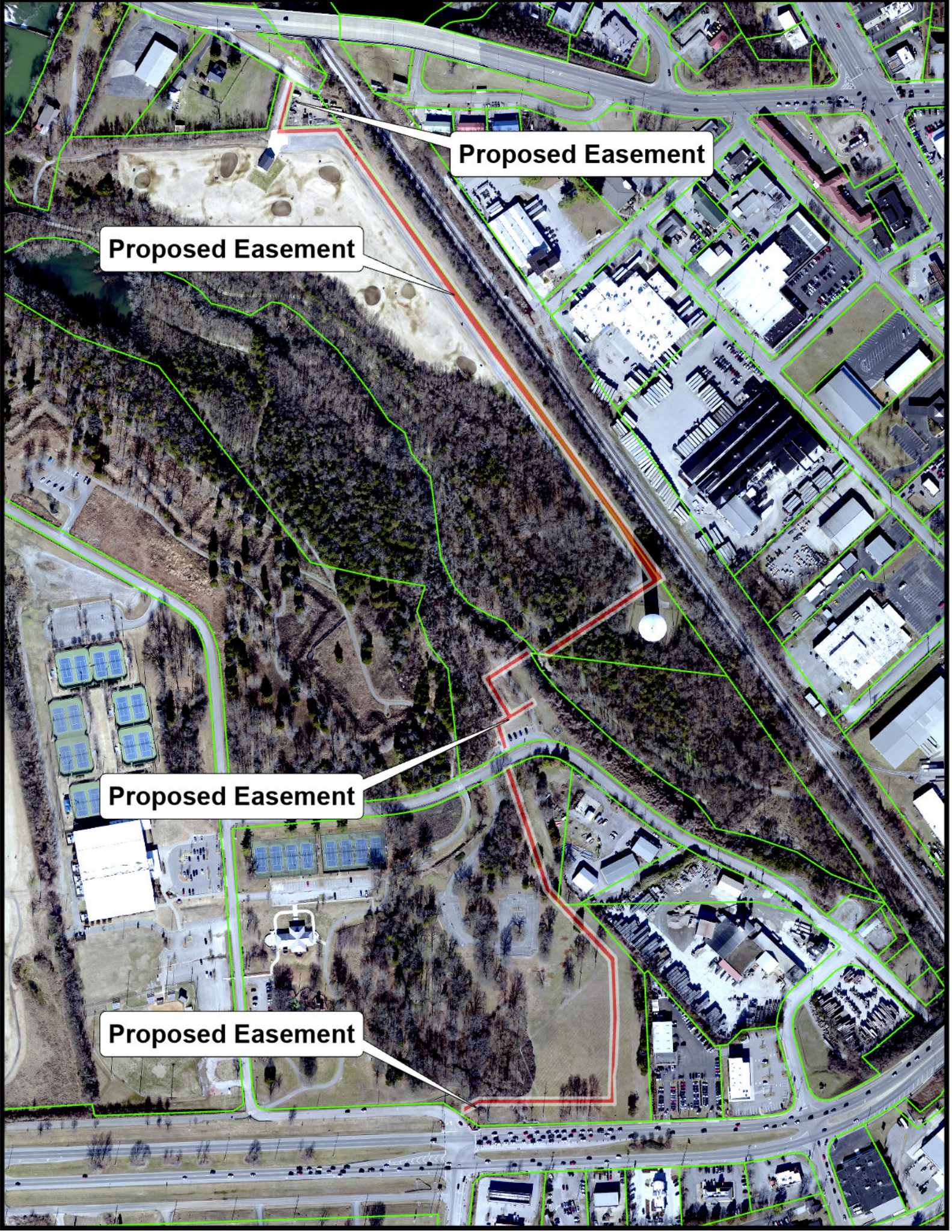
**6.a. Mandatory Referral [2024-708] to consider the dedication of gas easements on City-owned property located along Old Fort Parkway, Overall Street, and Walter Hale Court, Pond and Company on behalf of Atmos Energy applicant.**



In this mandatory referral, the Planning Commission is being asked to consider the approval of the dedication of a 20' gas line easement for Atmos Energy on property that the City owns on Overall Street, Walter Hale Court, and Old Fort Parkway. Also included is a temporary construction easement for Atmos to use during the construction project. The property in question is currently used as Old Fort Park and Bloomfield Links. It is also adjacent to the Lytle Creek Greenway Trail property. Atmos proposes to improve and upgrade their natural gas system and to retire and replace an existing 6-inch steel gas main running in the same corridor with an 8-inch steel gas main. The proposed easement will accommodate the proposed natural gas infrastructure to be located on the City's property. An exhibit depicting the location of the proposed easement is included in the agenda materials. Staff recommends that the Planning Commission recommend approval of this request to the City Council subject to the following conditions:

1. If approved by City Council, Atmos will be responsible for providing the information necessary (including, but not limited to, any exhibits and legal descriptions) for the Legal Department to prepare legal instruments to formally dedicate the proposed easement(s) in question. The legal instruments will be subject to final review and approval of the Legal Department.
2. Atmos will also be responsible for recording these instruments, including payment of the recording fee.
3. Provide a full set of construction drawings to the Murfreesboro Water Resources Department to review water/sewer/gas crossings associated with this project both on and off City property. The locations of the proposed gas lines will be subject to MWRD's review and approval so as to avoid conflicts with existing water, repurified water, and sanitary sewer infrastructure.





**Proposed Easement**

**Proposed Easement**

**Proposed Easement**

**Proposed Easement**





# City of Murfreesboro Mandatory Referral Application

111 W Vine Street • Murfreesboro, TN 37130 • 615-893-6441

### Mandatory Referral Fees:

Mandatory Referral, <b>INCLUDING</b> abandonment of right-of-way.....	\$350.00
Mandatory Referral, <b>NOT INCLUDING</b> abandonment of right-of-way.....	\$150.00

Property Information: TRACT 1 PARCEL ID: 09100900 TRACT 1: 910-1028 GOLF LANE  
 TRACT 1.001 PARCEL ID: 091J A 01100 TRACT 1.001: 0 OVERALL STREET  
 TRACT 2 PARCEL ID: 091J A 00101 TRACT 2: 351 OVERALL STREET  
 Tax Map/Group/Parcel: TRACT 3 PARCEL ID: 091G A 00500 Address (if applicable): TRACT 3: 1205-1207 WALTER HALE COURT

Street Name (if abandonment of ROW): N/A

Type of Mandatory Referral: MANDATORY REFERRAL NOT INCLUDING ABANDNMENT OF RIGHT-OF-WAY

### Applicant Information:

Name of Applicant: GRAYSON FULLER

Company Name (if applicable): POND AND COMPANY (SUBMITTING ON BEHALF OF ATMOS ENERGY)

Street Address or PO Box: 3500 PARKWAY LANE, SUITE 500

City: PEACHTREE CORNERS

State: GEORGIA

Zip Code: 30092

Email Address: FULLERG@POND.CO.COM

Phone Number: 470-387-8916

### Required Attachments:

- Letter from applicant detailing the request
- Exhibit of requested area, drawn to scale
- Legal description (if applicable)

ATMOS REPRESENTATIVE:  
 TAYLOR SANDERS  
 334 W LOKEY AVE  
 MURFREESBORO, TN 37130  
 taylor.sanders@atmosenergy.com  
 615-927-1596

04/05/2024

Applicant Signature

Date



3500 Parkway Lane, Suite 500  
Peachtree Corners, GA 30092  
T: 678.336.7740

04/04/2024

To Whom It May Concern  
City of Murfreesboro  
615-893-6441  
111 W Vine Street  
Murfreesboro, TN 37130

**RE: Mandatory Referral Application for Proposed Atmos Gas Main**

To Whom It May Concern,

Atmos Energy plans to install a new 8" steel gas main along City of Murfreesboro property. The purpose of the new gas main is to improve and upgrade their natural gas system as well as to retire and replace an existing 6" steel gas main running in the same corridor. The route traverses approximately 0.85 miles along City of Murfreesboro property from SR-96 to Medical Center Parkway. Atmos is requesting a proposed 20' wide permanent easement through City of Murfreesboro property to install the gas main along with an additional 30' wide temporary workspace adjacent to facilitate the construction of the gas main. Refer to Easement Exhibits produced by LDA Engineering for specific locations of permanent and temporary easements. Atmos plans to begin construction later in the month of April.

The purpose of this letter is to serve as an official request for the City of Murfreesboro to grant the mandatory referral request to allow Atmos to acquire land easements rights for the new gas main installation as specified in the Easement Exhibits and negotiated easement contracts.

If you have any questions or require further explanation or information contained in our application, please contact me by phone at 470.387.8916 or by email at [fullerg@pondco.com](mailto:fullerg@pondco.com).

Sincerely,

Grayson Fuller

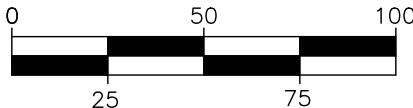
Project Engineer

Pond & Company

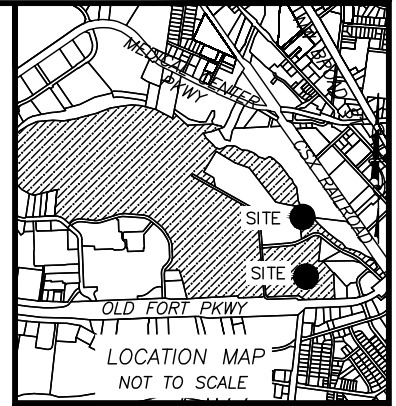
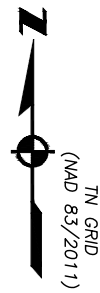
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT TOTAL	±0.97	±42,291
TEMPORARY WORKSPACE TOTAL	±1.93	±84,229

EXHIBIT A



SCALE: 1"=50'



CERTIFICATION

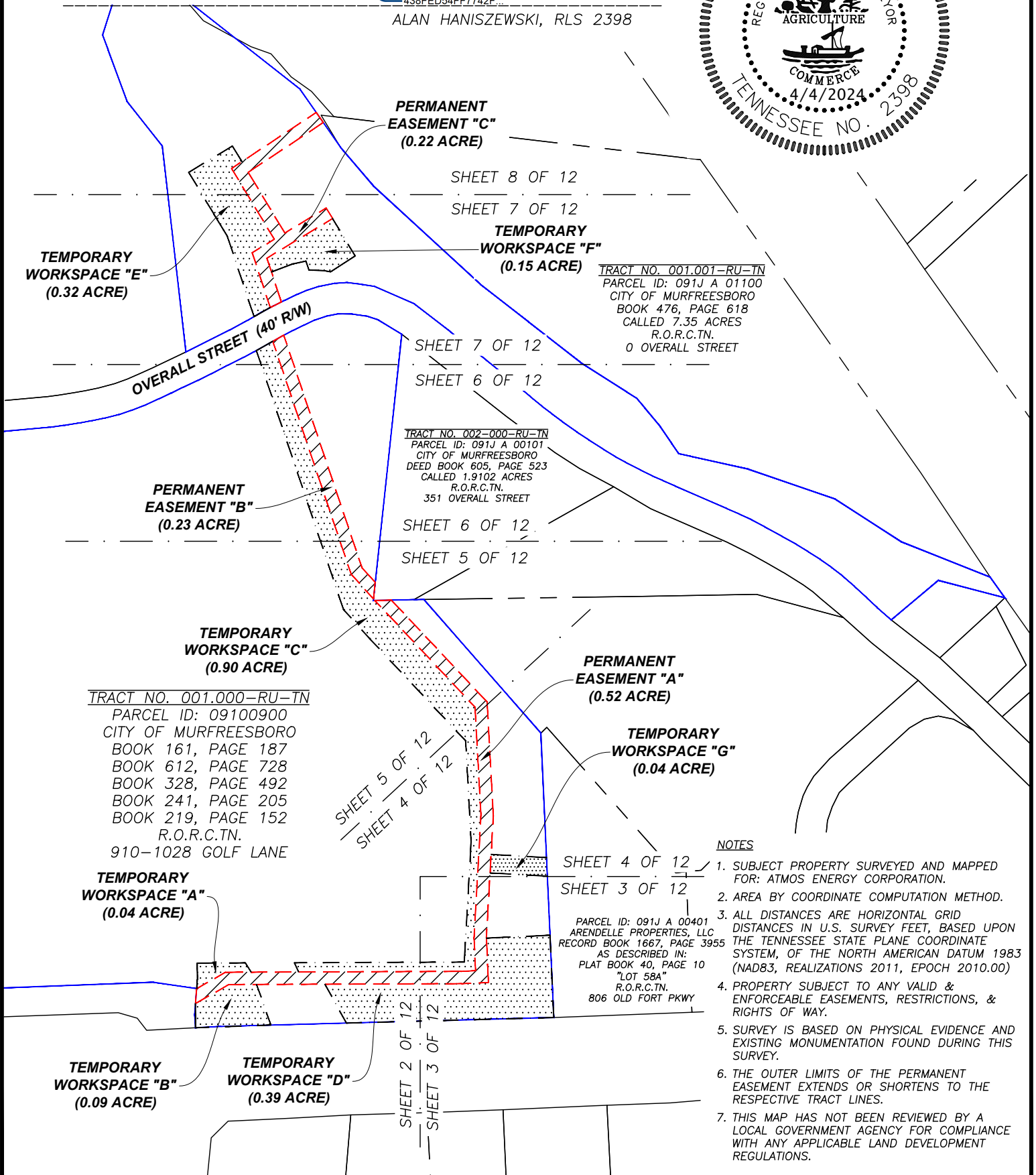
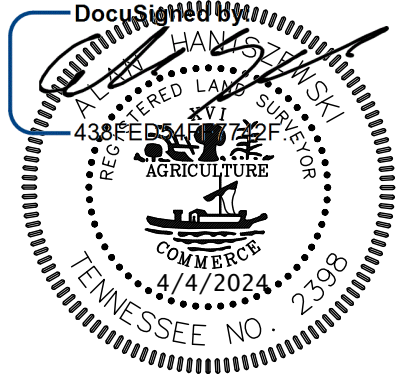
I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 161, PAGE 187, DEED BOOK 612, PAGE 728, DEED BOOK 328, PAGE 492, DEED BOOK 241, PAGE 205, AND DEED BOOK 219, PAGE 152); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-07; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

DocuSigned by:

438FED54FF7742F...

ALAN HANISZEWSKI, RLS 2398

THIS 3RD DAY OF APRIL 2024



NOTES

- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
- AREA BY COORDINATE COMPUTATION METHOD.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
- THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
- THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT ACROSS THE LANDS OF CITY OF MURFREESBORO 910-1028 GOLF LANE MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
REV2: 04/03/24

EASEMENT EXHIBIT

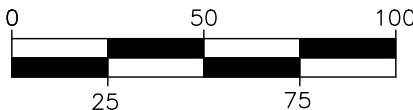
1 OF 12

TRACT NO. 01.000 DATE: 01/11/2024

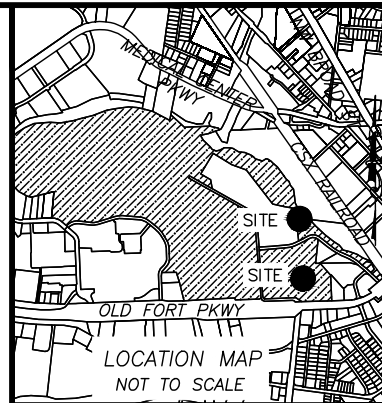
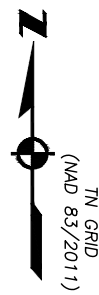
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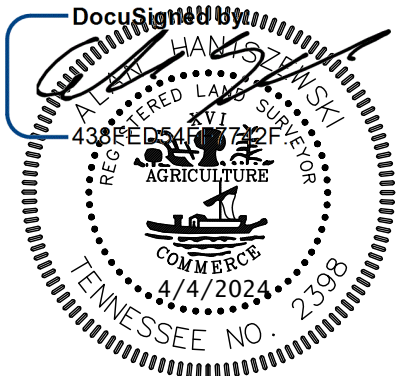
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THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FE7742F

ALAN HANISZEWSKI, RLS 2398

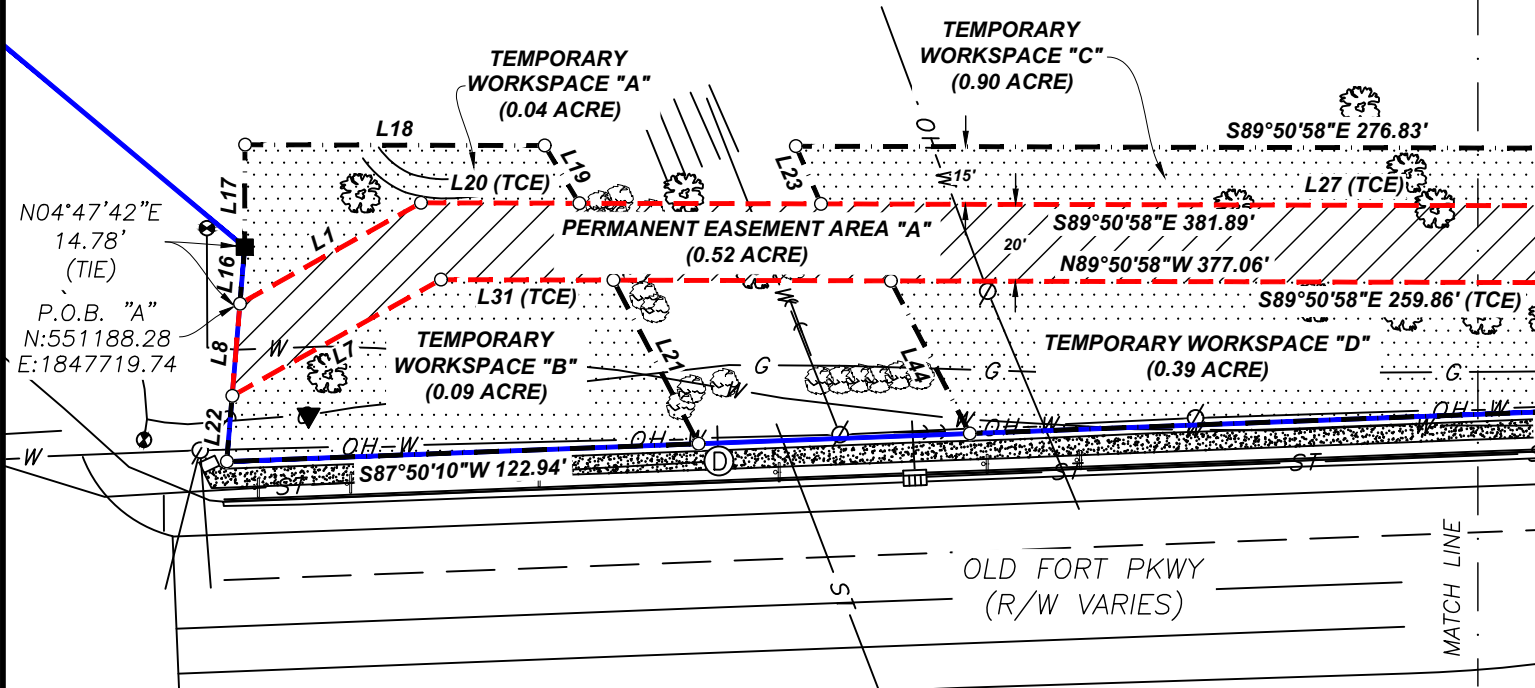


LINE	DIRECTION	LENGTH
L1	N60° 51' 56"E	53.96'
L7	S60° 51' 56"W	62.19'
L8	N4° 47' 42"E	24.10'
L16	N4° 47' 42"E	14.78'
L17	N0° 09' 02"E	26.66'
L18	S89° 50' 58"E	78.03'
L19	S31° 04' 17"E	17.54'

LINE	DIRECTION	LENGTH
L20	N89° 50' 58"W	41.25'
L21	S27° 28' 01"E	48.02'
L22	N4° 47' 42"E	17.15'
L23	N23° 31' 41"W	16.38'
L27	N89° 50' 58"W	277.71'
L31	S89° 50' 58"E	44.94'
L44	N27° 19' 33"W	44.74'

TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

SHEET 2 OF 12  
 SHEET 3 OF 12



**LEGEND**

● 1/2" IRON ROD FOUND	■ MONUMENT FOUND	○ COMPUTED POINT	○ UTILITY POLE	→ GUY WIRE	⊠ FIBER PEDESTAL	⊠ WATER METER VALVE	⊠ UTILITY MARKER	⊠ GAS RISER PIPE	⊠ HYDRANT	⊠ CATCH BASIN	⊠ REGULATOR STATION	⊠ POST	⊠ MISC. PULLBOX	⊠ FIBER PEDESTAL
○ TREE	○ BUSH	○ SEWER MANHOLE	○ STORM MANHOLE	— SAN	— G	— W	— OH-W	○ CHAIN LINK FENCE	— FENCE LINE	— WOOD FENCE LINE	— CL OF ROAD	— CONCRETE/ASPHALT EDGE OF GRAVEL	— FO	— ST

P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE, RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308

**LEGEND**

— SUBJECT TRACT	--- PERMANENT EASEMENT	--- TEMPORARY WORKSPACE	--- ADJOINER PROPERTY CENTERLINE	--- SEWER LINE	--- GAS LINE	--- WATER LINE	--- EASEMENT EDGE	--- OVERHEAD WIRE	○ CHAIN LINK FENCE	— FENCE LINE	— WOOD FENCE LINE	— CL OF ROAD	--- CONCRETE/ASPHALT EDGE OF GRAVEL	— FO	— ST	— RAILROAD TRACKS
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- NOTES**
- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
  - AREA BY COORDINATE COMPUTATION METHOD.
  - ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
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  - THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
  - THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT ACROSS THE LANDS OF CITY OF MURFREESBORO 910-1028 GOLF LANE MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

**EASEMENT EXHIBIT** 2 OF 12

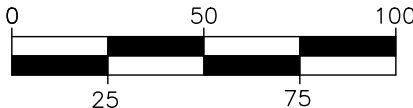
TRACT NO. 01.000 DATE: 01/11/2024



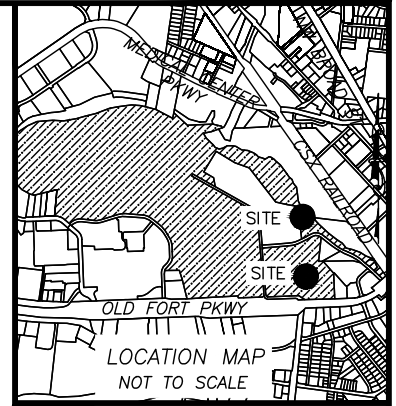
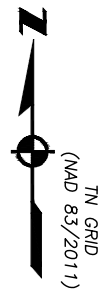
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT TOTAL	±0.97	±42,291
TEMPORARY WORKSPACE TOTAL	±1.93	±84,229

EXHIBIT A



SCALE: 1"=50'



CERTIFICATION

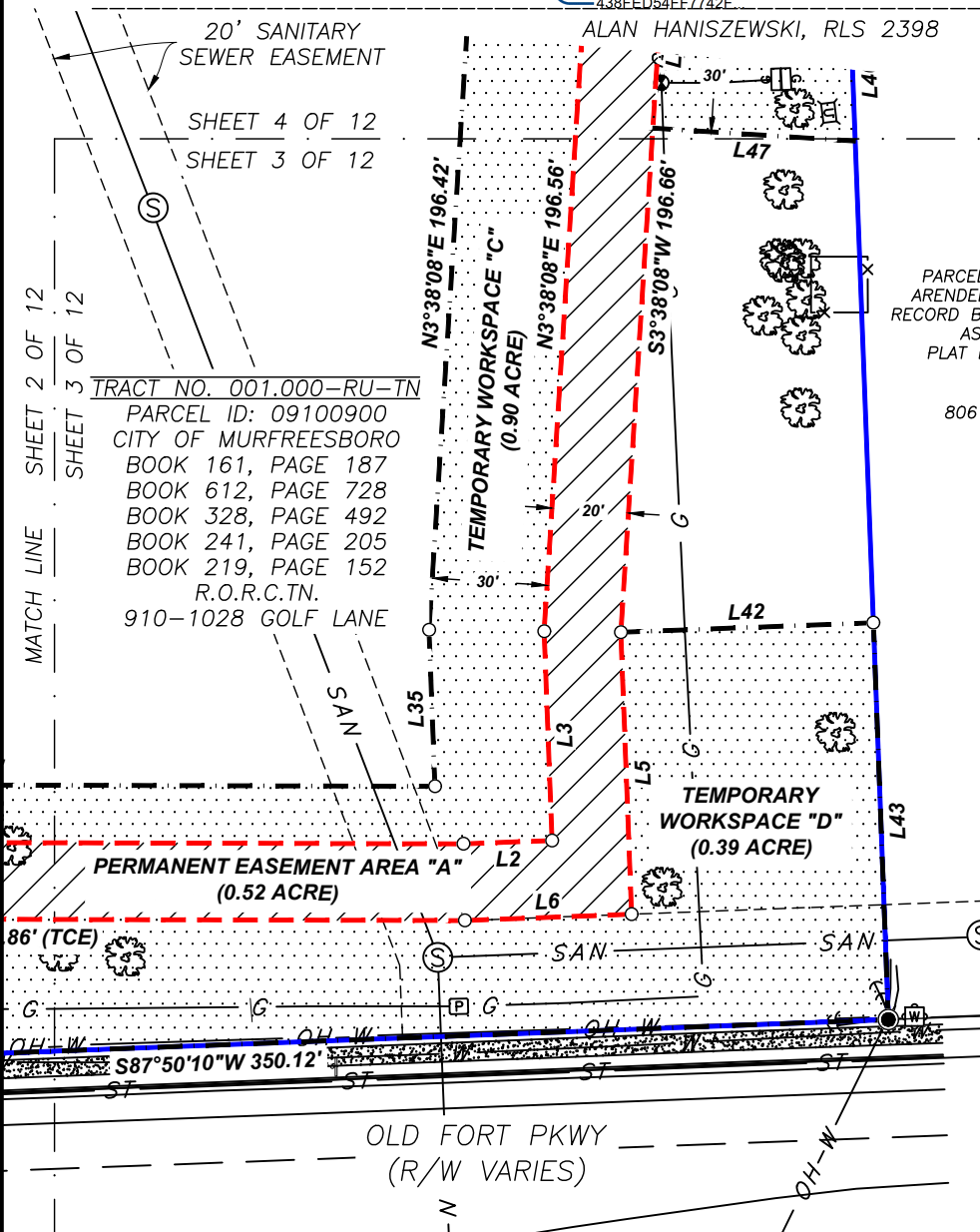
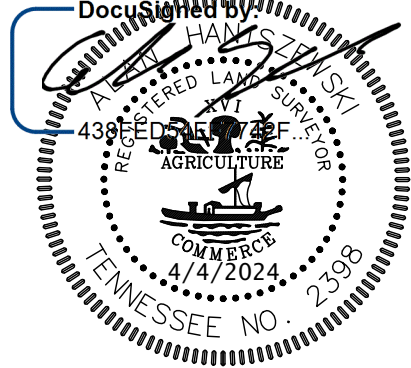
I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 161, PAGE 187, DEED BOOK 612, PAGE 728, DEED BOOK 328, PAGE 492, DEED BOOK 241, PAGE 205, AND DEED BOOK 219, PAGE 152); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-07; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

DocuSigned by:

*Alan Haniszewski*

438EED54FF7742E

THIS 3RD DAY OF APRIL 2024



PARCEL ID: 091J A 00401  
 AREDELLE PROPERTIES, LLC  
 RECORD BOOK 1667, PAGE 3955  
 AS DESCRIBED IN:  
 PLAT BOOK 40, PAGE 10  
 "LOT 58A"  
 R.O.R.C.TN.  
 806 OLD FORT PKWY

LINE TABLE

LINE	DIRECTION	LENGTH
L2	N87° 50' 10"E	23.16'
L3	N2° 10' 43"W	54.60'
L5	S2° 10' 43"E	73.59'
L6	S87° 50' 10"W	43.57'
L35	N2° 10' 43"W	40.83'
L42	N87° 50' 10"E	65.94'
L43	S2° 09' 50"E	103.59'
L47	N86° 21' 52"W	52.90'

30' P.U.D.E.  
 PLAT BOOK 3, PAGE 91  
 PLAT BOOK 40, 10  
 R.O.R.C.TN.

LEGEND

● 1/2" IRON ROD FOUND	— SUBJECT TRACT
■ MONUMENT FOUND	--- PERMANENT EASEMENT
○ COMPUTED POINT	- - - TEMPORARY WORKSPACE
○ UTILITY POLE	— ADJOINER PROPERTY
○ GUY WIRE	— CENTERLINE
○ FIBER PEDESTAL	— SEWER LINE
○ WATER METER	— SAN
○ VALVE	— G
○ UTILITY MARKER	— W
○ GAS RISER PIPE	— OH-W
○ HYDRANT	○ CHAIN LINK FENCE
○ CATCH BASIN	— X — FENCE LINE
○ REGULATOR STATION	— / — WOOD FENCE LINE
○ POST	— CL OF ROAD
○ MISC. PULLBOX	— CONCRETE/ASPHALT
○ FIBER PEDESTAL	— EDGE OF GRAVEL
	— FO COMMUNICATION LINE
	— ST STORM PIPE
	— RAILROAD TRACKS

NOTES

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P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 910-1028 GOLF LANE  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

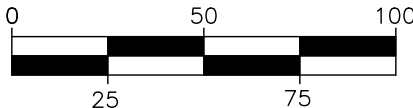
3 OF 12

TRACT NO. 01.000 DATE: 01/11/2024

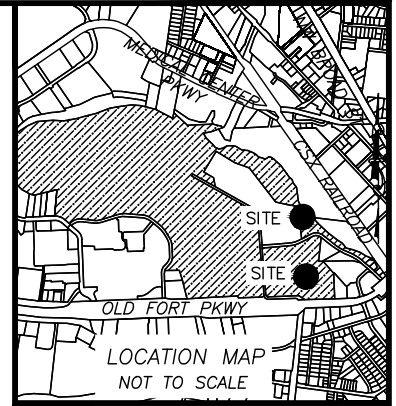
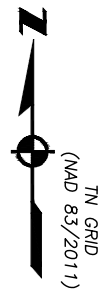
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT TOTAL	±0.97	±42,291
TEMPORARY WORKSPACE TOTAL	±1.93	±84,229

EXHIBIT A



SCALE: 1"=50'



CERTIFICATION

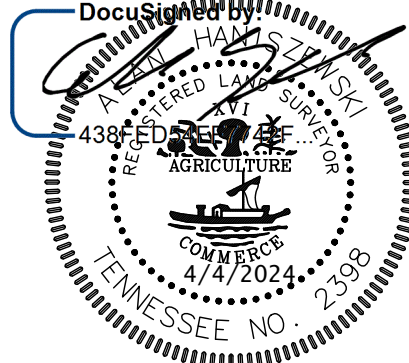
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THIS 3RD DAY OF APRIL 2024

DocuSigned by:

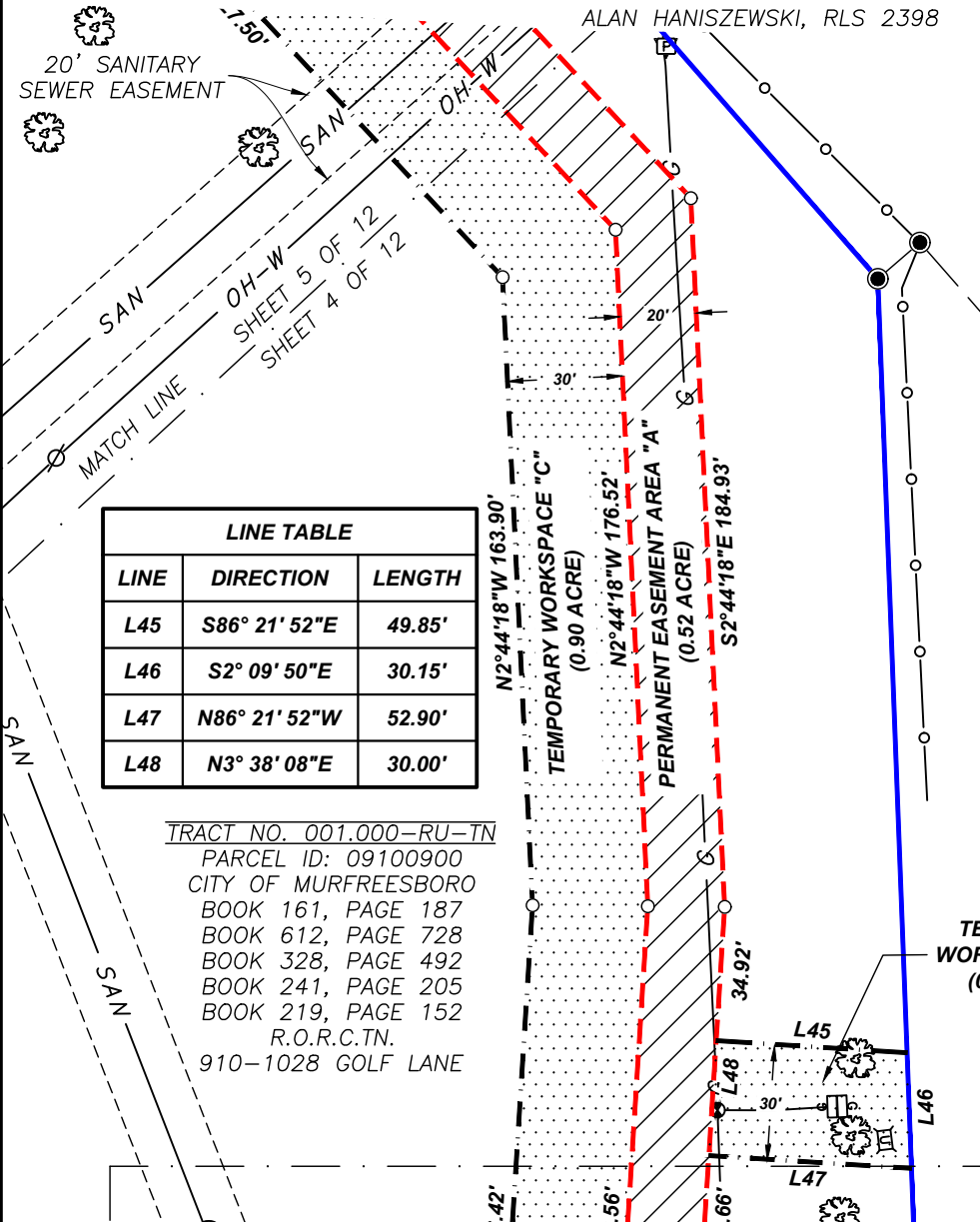
*Alan Haniszewski*  
438FED54EE7742F

ALAN HANISZEWSKI, RLS 2398



PARCEL ID: 091J A 00100  
HAWKEEGAN PROPERTIES, LLC  
RECORD BOOK 1838, PAGE 3512  
CALLED 5.0096 ACRES  
"TRACT NO. 1"  
R.O.R.C.TN.  
700 ORDWAY ST

PARCEL ID: 091J A 00401  
ARENDELLE PROPERTIES, LLC  
RECORD BOOK 1667, PAGE 3955  
AS DESCRIBED IN:  
PLAT BOOK 40, PAGE 10  
"LOT 58A"  
R.O.R.C.TN.  
16 OLD FORT PKWY



LINE	DIRECTION	LENGTH
L45	S86° 21' 52"E	49.85'
L46	S2° 09' 50"E	30.15'
L47	N86° 21' 52"W	52.90'
L48	N3° 38' 08"E	30.00'

TRACT NO. 001.000-RU-TN

PARCEL ID: 09100900  
CITY OF MURFREESBORO  
BOOK 161, PAGE 187  
BOOK 612, PAGE 728  
BOOK 328, PAGE 492  
BOOK 241, PAGE 205  
BOOK 219, PAGE 152  
R.O.R.C.TN.  
910-1028 GOLF LANE

LEGEND

	1/2" IRON ROD FOUND		SUBJECT TRACT
	MONUMENT FOUND		PERMANENT EASEMENT
	COMPUTED POINT		TEMPORARY WORKSPACE
	UTILITY POLE		ADJOINER PROPERTY CENTERLINE
	GUY WIRE		SEWER LINE
	FIBER PEDESTAL		GAS LINE
	WATER METER VALVE		WATER LINE
	UTILITY MARKER		EASEMENT EDGE
	GAS RISER PIPE		OVERHEAD WIRE
	HYDRANT		CHAIN LINK FENCE
	CATCH BASIN		FENCE LINE
	REGULATOR STATION		WOOD FENCE LINE
	POST		CL OF ROAD
	MISC. PULLBOX		CONCRETE/ASPHALT EDGE OF GRAVEL
	FIBER PEDESTAL		COMMUNICATION LINE
			STORM PIPE
			RAILROAD TRACKS

NOTES

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P.O.B. - POINT OF BEGINNING  
R.O.R.C.TN. - REGISTER'S OFFICE,  
RUTHERFORD COUNTY, TENNESSEE  
LDA PROJECT NO. ATM308



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
ACROSS THE LANDS OF  
CITY OF MURFREESBORO  
910-1028 GOLF LANE  
MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
REV2: 04/03/24

EASEMENT EXHIBIT

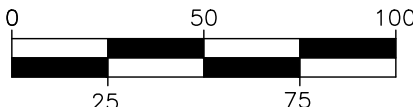
4 OF 12

TRACT NO. 01.000 DATE: 01/11/2024

AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT TOTAL	±0.97	±42,291
TEMPORARY WORKSPACE TOTAL	±1.93	±84,229

EXHIBIT A



SCALE: 1"=50'

CERTIFICATION

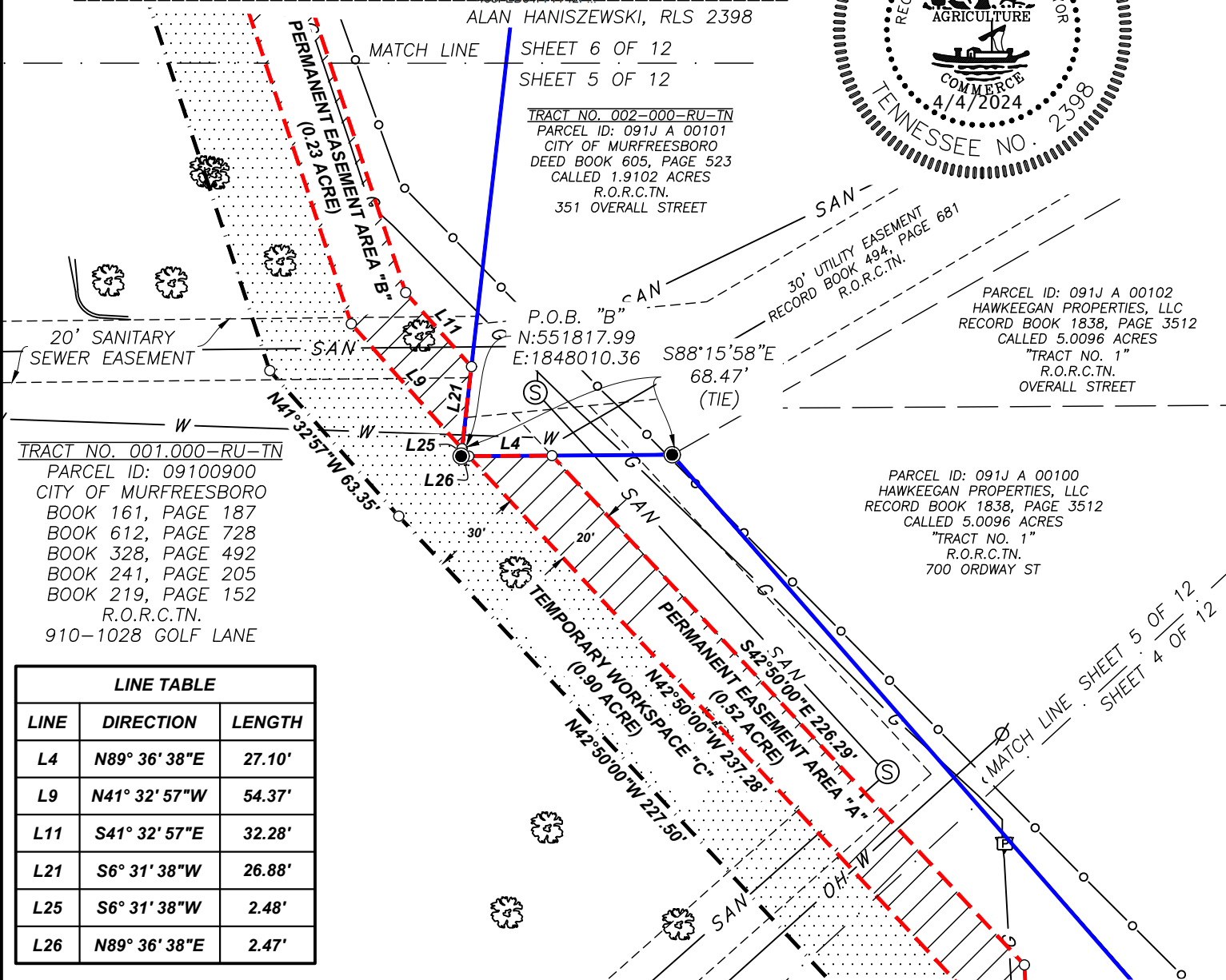
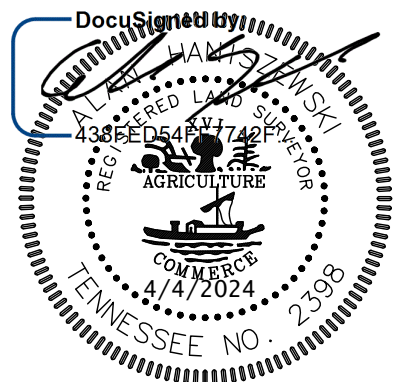
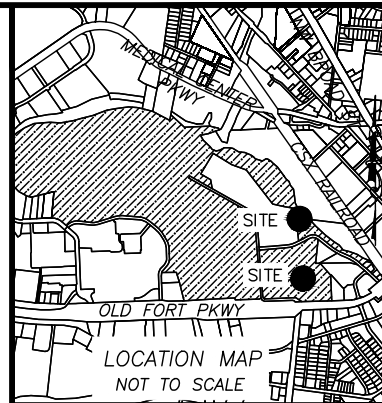
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THIS 3RD DAY OF APRIL 2024

DocuSigned by:

438EED54FF7742E

ALAN HANISZEWSKI, RLS 2398



TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

LINE TABLE		
LINE	DIRECTION	LENGTH
L4	N89° 36' 38"E	27.10'
L9	N41° 32' 57"W	54.37'
L11	S41° 32' 57"E	32.28'
L21	S6° 31' 38"W	26.88'
L25	S6° 31' 38"W	2.48'
L26	N89° 36' 38"E	2.47'

LEGEND

- 1/2" IRON ROD FOUND
- MONUMENT FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- FO FIBER PEDESTAL
- WM WATER METER VALVE
- UM UTILITY MARKER
- GR GAS RISER PIPE
- HYDRANT
- CB CATCH BASIN
- RS REGULATOR STATION
- POST
- MP MISC. PULLBOX
- FO FIBER PEDESTAL
- TREE
- BUSH
- SEWER MANHOLE
- STORM MANHOLE
- SAN — SEWER LINE
- G — GAS LINE
- W — WATER LINE
- OH-W — OVERHEAD WIRE
- CHAIN LINK FENCE
- FENCE LINE
- WOOD FENCE LINE
- CL OF ROAD
- CONCRETE/ASPHALT EDGE OF GRAVEL
- FO — COMMUNICATION LINE
- ST — STORM PIPE
- RAILROAD TRACKS

NOTES

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P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 910-1028 GOLF LANE  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

5 OF 12

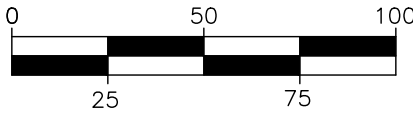
TRACT NO. 01.000 DATE: 01/11/2024



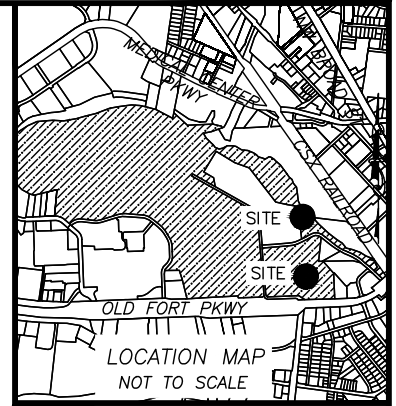
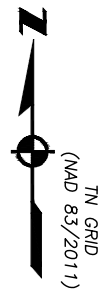
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT TOTAL	±0.97	±42,291
TEMPORARY WORKSPACE TOTAL	±1.93	±84,229

EXHIBIT A



SCALE: 1"=50'



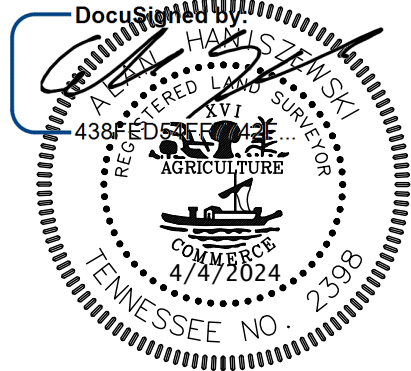
CERTIFICATION

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THIS 3RD DAY OF APRIL 2024

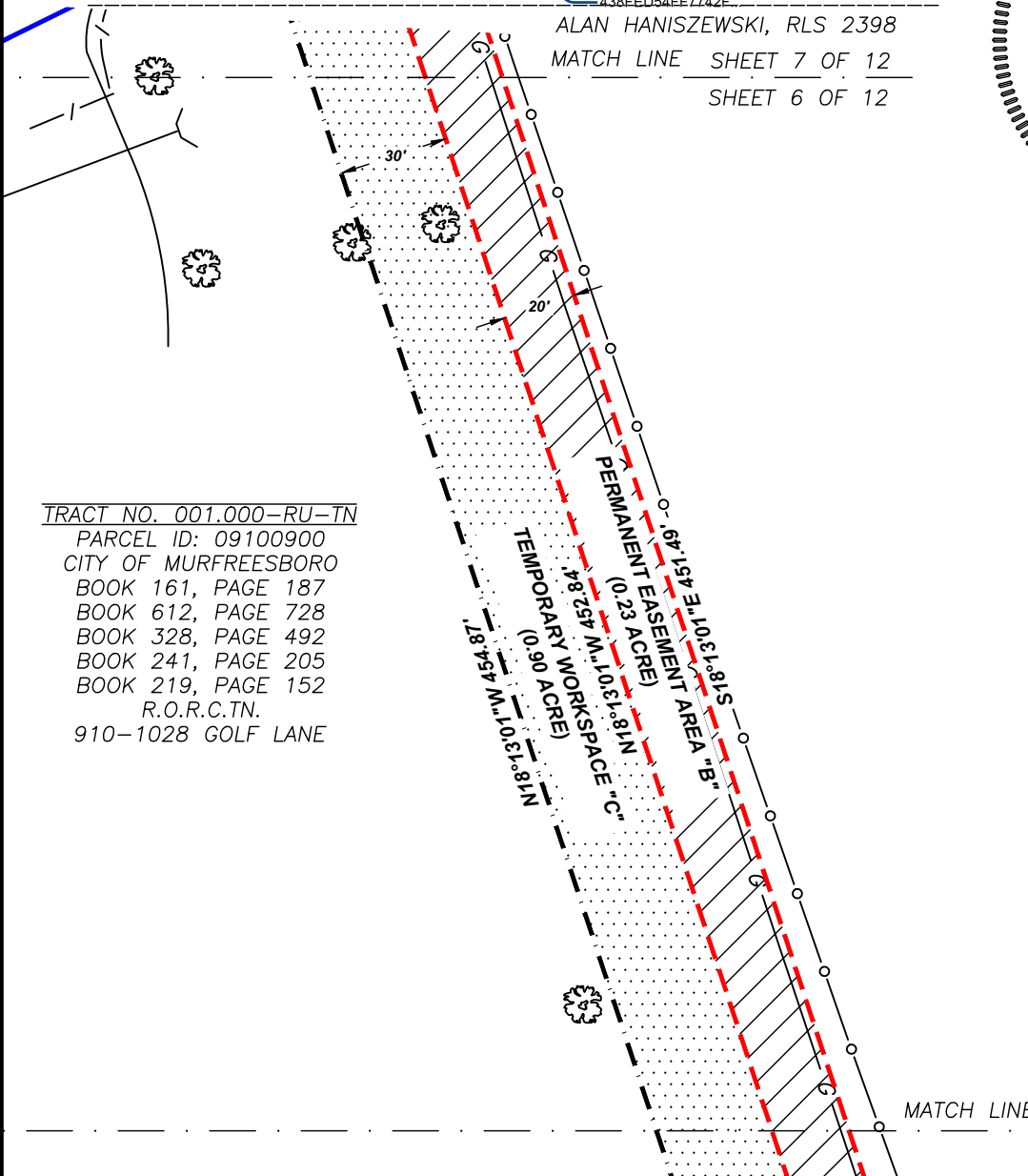
DocuSigned by:  
  
 438FED54FE7742E

ALAN HANISZEWSKI, RLS 2398  
 MATCH LINE SHEET 7 OF 12  
 SHEET 6 OF 12



TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

TRACT NO. 002-000-RU-TN  
 PARCEL ID: 091J A 00101  
 CITY OF MURFREESBORO  
 DEED BOOK 605, PAGE 523  
 CALLED 1.9102 ACRES  
 R.O.R.C.TN.  
 351 OVERALL STREET



SHEET 6 OF 12  
 SHEET 5 OF 12

LEGEND

● 1/2" IRON ROD FOUND	— SUBJECT TRACT
■ MONUMENT FOUND	- - - PERMANENT EASEMENT
○ COMPUTED POINT	- - - TEMPORARY WORKSPACE
○ UTILITY POLE	— ADJOINER PROPERTY
→ GUY WIRE	— CENTERLINE
— FIBER PEDESTAL	— SAN SEWER LINE
— WATER METER VALVE	— G GAS LINE
— UTILITY MARKER	— W WATER LINE
— GAS RISER PIPE	- - - EASEMENT EDGE
— HYDRANT	— OH-W OVERHEAD WIRE
— CATCH BASIN	○ CHAIN LINK FENCE
— REGULATOR STATION	— FENCE LINE
— POST	— WOOD FENCE LINE
— MISC. PULLBOX	— CL OF ROAD
— FIBER PEDESTAL	— CONCRETE/ASPHALT
	— EDGE OF GRAVEL
	— FO COMMUNICATION LINE
	— ST STORM PIPE
	— RAILROAD TRACKS

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P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 910-1028 GOLF LANE  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

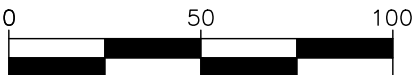
6 OF 12

TRACT NO. 01.000 DATE: 01/11/2024

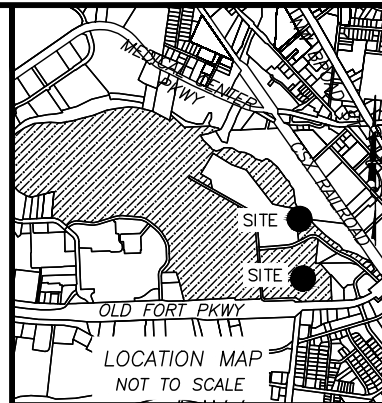
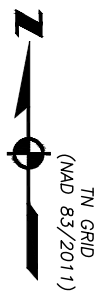
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT TOTAL	±0.97	±42,291
TEMPORARY WORKSPACE TOTAL	±1.93	±84,229

EXHIBIT A



SCALE: 1"=50'

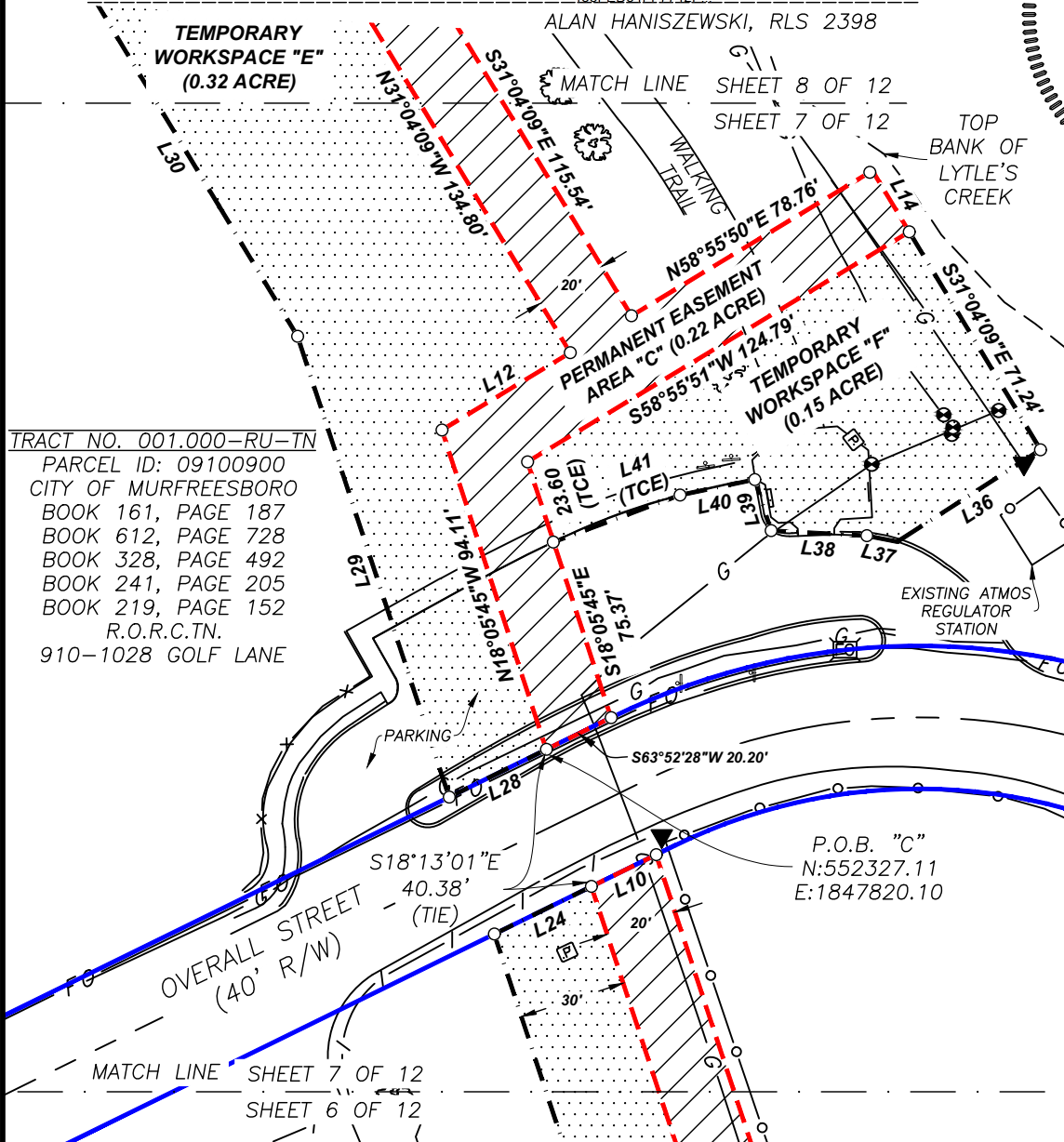
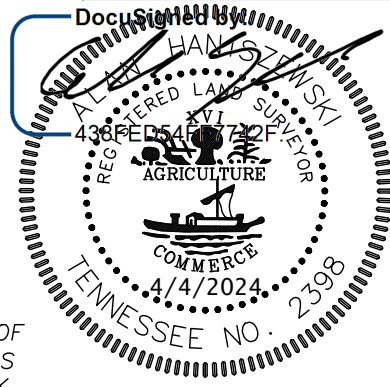


CERTIFICATION

I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 161, PAGE 187, DEED BOOK 612, PAGE 728, DEED BOOK 328, PAGE 492, DEED BOOK 241, PAGE 205, AND DEED BOOK 219, PAGE 152); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-07; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742E



LINE TABLE		
LINE	DIRECTION	LENGTH
L10	N63° 52' 28"E	20.19'
L12	N58° 55' 51"E	41.95'
L14	S31° 04' 09"E	20.00'
L24	N63° 52' 28"E	30.29'
L28	S63° 52' 28"W	30.29'
L29	N18° 13' 01"W	135.84'
L30	N31° 04' 09"W	122.15'
L31	N59° 03' 40"E	83.04'
L32	S31° 04' 09"E	29.75'
L33	S56° 46' 56"W	20.01'
L36	S57° 18' 04"W	47.67'
L37	N78° 48' 13"W	8.70'
L38	N86° 55' 48"W	26.85'
L39	N17° 43' 15"W	14.99'
L40	S78° 18' 20"W	21.39'
L41	S69° 37' 37"W	37.73'

TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

**LEGEND**

● 1/2" IRON ROD FOUND	— SUBJECT TRACT
■ MONUMENT FOUND	- - - PERMANENT EASEMENT
○ COMPUTED POINT	- - - TEMPORARY WORKSPACE
○ UTILITY POLE	— ADJOINER PROPERTY CENTERLINE
→ GUY WIRE	— SAN SEWER LINE
— FIBER PEDESTAL	— G GAS LINE
— WATER METER VALVE	— W WATER LINE
○ UTILITY MARKER	- - - EASEMENT EDGE
— GAS RISER PIPE	— OH-W OVERHEAD WIRE
— HYDRANT	○ CHAIN LINK FENCE
— CATCH BASIN	— X FENCE LINE
— REGULATOR STATION	— / WOOD FENCE LINE
— POST	— CL OF ROAD
— MISC. PULLBOX	— CONCRETE/ASPHALT
— FIBER PEDESTAL	— EDGE OF GRAVEL
	— FO COMMUNICATION LINE
	— ST STORM PIPE
	— RAILROAD TRACKS

P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308

- NOTES**
- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
  - AREA BY COORDINATE COMPUTATION METHOD.
  - ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
  - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
  - SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
  - THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
  - THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT ACROSS THE LANDS OF CITY OF MURFREESBORO 910-1028 GOLF LANE MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

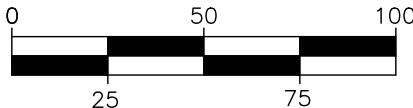
**EASEMENT EXHIBIT** 7 OF 12

TRACT NO. 01.000 DATE: 01/11/2024

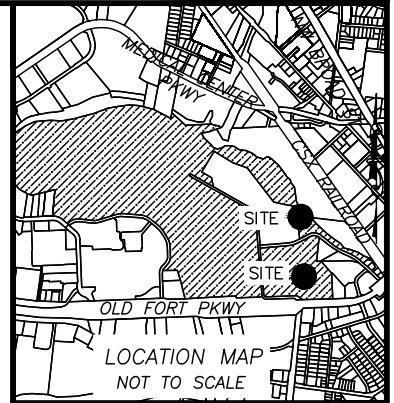
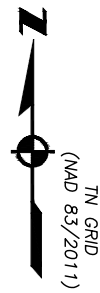
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT TOTAL	±0.97	±42,291
TEMPORARY WORKSPACE TOTAL	±1.93	±84,229

EXHIBIT A



SCALE: 1"=50'



CERTIFICATION

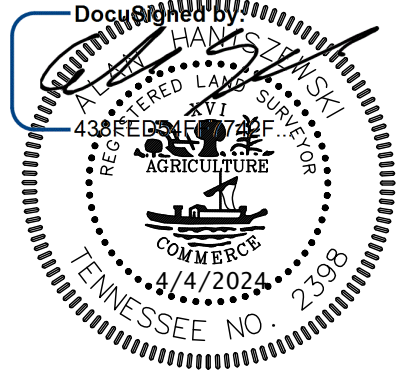
I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 161, PAGE 187, DEED BOOK 612, PAGE 728, DEED BOOK 328, PAGE 492, DEED BOOK 241, PAGE 205, AND DEED BOOK 219, PAGE 152); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-07; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 3RD DAY OF APRIL 2024

DocuSigned by:

438FED54FF7742F...

ALAN HANISZEWSKI, RLS 2398



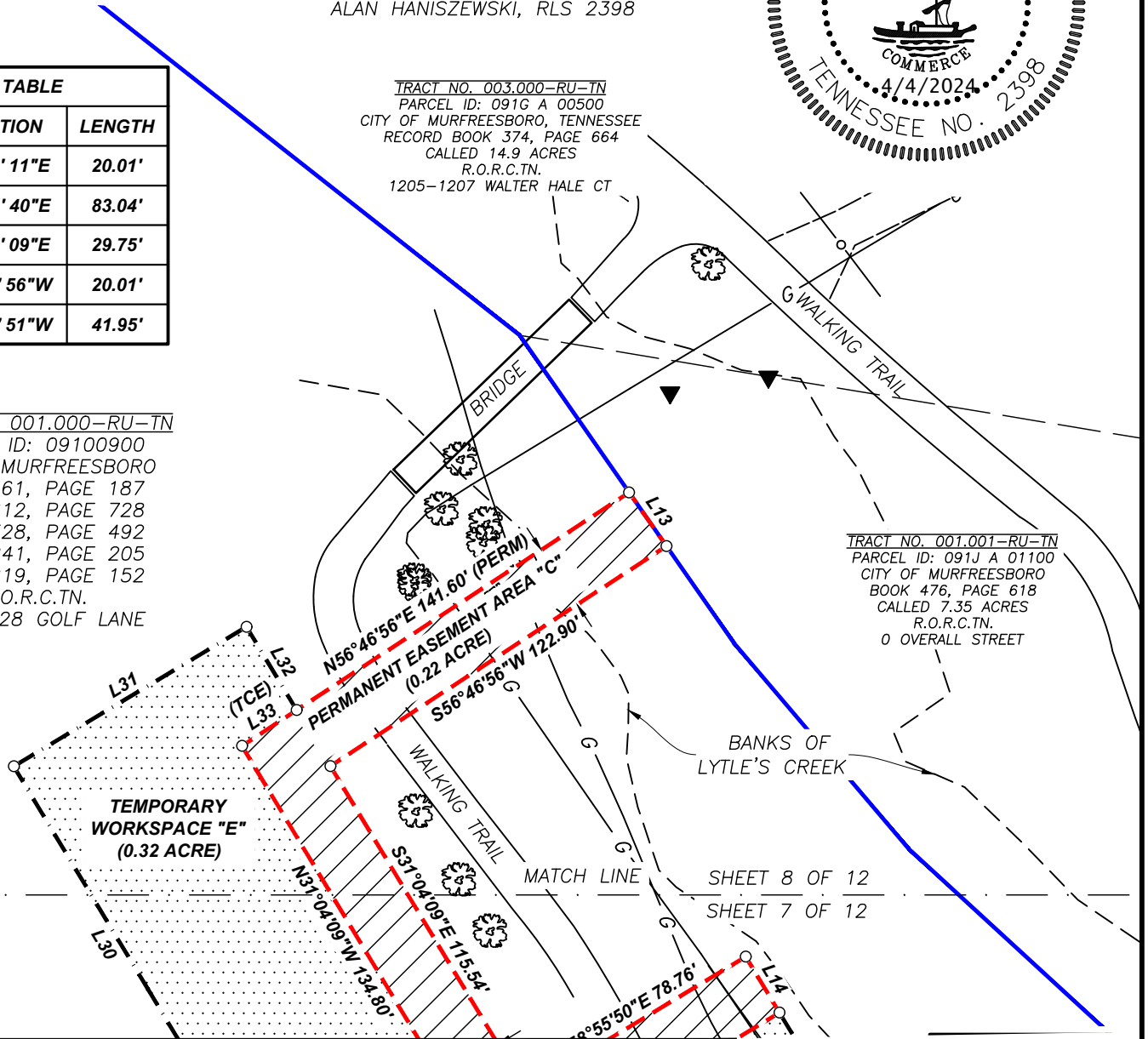
LINE TABLE

LINE	DIRECTION	LENGTH
L13	S34° 50' 11"E	20.01'
L31	N59° 03' 40"E	83.04'
L32	S31° 04' 09"E	29.75'
L33	S56° 46' 56"W	20.01'
L35	S58° 55' 51"W	41.95'

TRACT NO. 003.000-RU-TN  
 PARCEL ID: 091G A 00500  
 CITY OF MURFREESBORO, TENNESSEE  
 RECORD BOOK 374, PAGE 664  
 CALLED 14.9 ACRES  
 R.O.R.C.TN.  
 1205-1207 WALTER HALE CT

TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

TRACT NO. 001.001-RU-TN  
 PARCEL ID: 091J A 01100  
 CITY OF MURFREESBORO  
 BOOK 476, PAGE 618  
 CALLED 7.35 ACRES  
 R.O.R.C.TN.  
 0 OVERALL STREET



SHEET 8 OF 12  
 SHEET 7 OF 12

LEGEND

● 1/2" IRON ROD FOUND	— (Blue) — SUBJECT TRACT
■ MONUMENT FOUND	- - - (Red) - PERMANENT EASEMENT
○ COMPUTED POINT	- - - (Black) - TEMPORARY WORKSPACE
○ UTILITY POLE	— (Dashed) — ADJOINER PROPERTY
→ GUY WIRE	— (Dotted) — CENTERLINE
— FIBER PEDESTAL	— (Dotted) — SEWER LINE
— WATER METER	— (Dotted) — GAS LINE
— VALVE	— (Dotted) — WATER LINE
— UTILITY MARKER	- - - (Dotted) — EASEMENT EDGE
— GAS RISER PIPE	— (Dotted) — OVERHEAD WIRE
— HYDRANT	○ CHAIN LINK FENCE
— CATCH BASIN	— (Dotted) — FENCE LINE
— REGULATOR STATION	— (Dotted) — WOOD FENCE LINE
— POST	— (Dotted) — CL OF ROAD
— MISC. PULLBOX	— (Dotted) — CONCRETE/ASPHALT
— FIBER PEDESTAL	— (Dotted) — EDGE OF GRAVEL
	— (Dotted) — COMMUNICATION LINE
	— (Dotted) — STORM PIPE
	— (Dotted) — RAILROAD TRACKS

NOTES

- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
- AREA BY COORDINATE COMPUTATION METHOD.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
- THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
- THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 910-1028 GOLF LANE  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

8 OF 12

TRACT NO. 01.000 DATE: 01/08/2024



ATMOS ENERGY CORPORATION

EXHIBIT "B"  
RUTHERFORD COUNTY, TENNESSEE  
PERMANENT EASEMENT AREAS "A-C"  
TEMPORARY WORKSPACES "A-F"  
MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
MAP 91-J, PARCEL 09.00

DESCRIPTION FOR THREE (3) PERMANENT EASEMENTS, AND SEVEN (7) TEMPORARY WORKSPACE AREAS, BEING OUT OF A TRACT OF A TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 161, PAGE 187, BOOK 612, PAGE 728, BOOK 328, PAGE 492, BOOK 241, PAGE 205, AND BOOK 219, PAGE 152 REGISTER'S OFFICE, RUTHERFORD, COUNTY, TENNESSEE, (R.O.R.C.TN.); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT EASEMENT AREA "A":

POINT OF BEGINNING (P.O.B., N:551188.28, E:1847719.74) ON A WESTERLY LINE OF SAID CITY OF MURFREESBORO TRACT, AND ON THE EAST RIGHT-OF-WAY OF OLD FORT PARKWAY, FROM WHICH A CONCRETE MONUMENT FOUND ON THE SOUTH LINE OF SAID CITY OF MURFREESBORO TRACT, AND ON THE NORTH CORNER OF SAID OLD FORT PARKWAY, BEARS: NORTH 04°47'41" EAST, A DISTANCE OF 14.78 FEET;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING SEVEN (7) CALLS,  
NORTH 60°51'56" EAST, A DISTANCE OF 53.96 FEET;

THENCE, SOUTH 89°50'58" EAST, A DISTANCE OF 381.89 FEET;  
THENCE, NORTH 87°50'10" EAST, A DISTANCE OF 23.16 FEET;  
THENCE, NORTH 02°10'43" WEST, A DISTANCE OF 54.60 FEET;  
THENCE, NORTH 03°38'08" EAST, A DISTANCE OF 196.56 FEET;  
THENCE, NORTH 02°44'18" WEST, A DISTANCE OF 176.52 FEET;

THENCE, NORTH 42°50'00" WEST, A DISTANCE OF 237.28 FEET TO AN INTERIOR LINE OF SAID CITY OF MURFREESBORO TRACT, AND ON THE SOUTH LINE OF A CALLED 1.9102± ACRES TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 605, PAGE 523, (R.O.R.C.TN.);

THENCE, ALONG THE SOUTH LINE OF SAID 1.9102± ACRES TRACT, NORTH 89°36'38" EAST, A DISTANCE OF 27.10 FEET;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING SEVEN (7) CALLS,  
SOUTH 42°50'00" EAST, A DISTANCE OF 226.29 FEET;

THENCE, SOUTH 02°44'18" EAST, A DISTANCE OF 184.93 FEET;  
THENCE, SOUTH 03°38'08" WEST, A DISTANCE OF 196.66 FEET;  
THENCE, SOUTH 02°10'43" EAST, A DISTANCE OF 73.59 FEET;  
THENCE, SOUTH 87°50'10" WEST, A DISTANCE OF 43.57 FEET;  
THENCE, NORTH 89°50'58" WEST, A DISTANCE OF 377.06 FEET;

THENCE, SOUTH 60°51'56" WEST, A DISTANCE OF 62.19 FEET TO AN EXTERIOR LINE OF SAID CITY OF MURFREESBORO TRACT, AND ON THE EAST RIGHT-OF-WAY OF OLD FORT PARKWAY;

THENCE, ALONG THE EAST RIGHT-OF-WAY OF OLD FORT PARKWAY, NORTH 04°47'42" EAST, A DISTANCE OF 24.10 FEET TO THE POINT OF BEGINNING CONTAINING 22,883 SQUARE FEET OR 0.52 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

PERMANENT EASEMENT AREA "B":

POINT OF BEGINNING (P.O.B., N:551817.99, E:1848010.36) ON A WESTERLY LINE OF THE AFOREMENTIONED CITY OF MURFREESBORO TRACT, AND ON THE WEST LINE OF THE AFOREMENTIONED 1.9102± ACRES TRACT, FROM WHICH AN IRON ROD FOUND AT AN EXTERIOR CORNER OF SAID CITY OF MURFREESBORO TRACT, AND AT THE SOUTHEAST CORNER OF SAID 1.9102± ACRES TRACT, BEARS: SOUTH 88°15'58" EAST, A DISTANCE OF 68.47 FEET;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING TWO (2) CALLS,  
NORTH 41°32'57" WEST, A DISTANCE OF 54.37 FEET;

THENCE, NORTH 18°13'01" WEST, A DISTANCE OF 452.84 FEET TO THE SOUTH RIGHT-OF-WAY OF OVERALL STREET;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY OF OVERALL STREET, NORTH 63°52'28" EAST, A DISTANCE OF 20.19 FEET;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING TWO (2) CALLS,  
SOUTH 18°13'01" EAST, A DISTANCE OF 451.49 FEET;

THENCE, SOUTH 41°32'57" EAST, A DISTANCE OF 32.28 FEET TO A WESTERLY LINE OF SAID CITY OF MURFREESBORO TRACT, AND ON THE EAST LINE OF SAID 1.9102± ACRES TRACT;

THENCE, ALONG THE WEST LINE OF SAID 1.9102, SOUTH 06°31'38" WEST, A DISTANCE OF 26.88 FEET TO THE POINT OF BEGINNING CONTAINING 9,910 SQUARE FEET OR 0.23 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

PERMANENT EASEMENT AREA "C":

POINT OF BEGINNING (P.O.B., N:552327.11, E:1847820.10) WITHIN THE AFOREMENTIONED CITY OF MURFREESBORO TRACT, AND ON THE NORTH RIGHT-OF-WAY OF OVERALL STREET, FROM WHICH THE NORTHWEST CORNER OF THE PREVIOUSLY DESCRIBED 0.23 ACRE PERMANENT EASEMENT AREA "B", BEARS:

SOUTH 18°13'01" EAST, A DISTANCE OF 40.38 FEET;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING FOUR (4) CALLS,  
NORTH 18°05'45" WEST, A DISTANCE OF 94.11 FEET;

THENCE, NORTH 58°55'51" EAST, A DISTANCE OF 41.95 FEET;  
THENCE, NORTH 31°04'09" WEST, A DISTANCE OF 134.80 FEET;

THENCE, NORTH 56°46'56" EAST, A DISTANCE OF 141.60 FEET TO THE EAST LINE OF SAID CITY OF MURFREESBORO TRACT, ON THE WEST LINE OF A CALLED 7.35± ACRES TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS DESCRIBED IN BOOK 476, PAGE 618, (R.O.R.C.TN.), AND TO THE CENTER OF LYTLE'S CREEK;

THENCE, ALONG THE WEST LINE OF SAID 7.35± ACRES TRACT, SOUTH 34°50'11" EAST, A DISTANCE OF 20.01 FEET;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING SIX (6) CALLS,  
SOUTH 56°46'56" WEST, A DISTANCE OF 122.90 FEET;

THENCE, SOUTH 31°04'09" EAST, A DISTANCE OF 115.54 FEET;  
THENCE, NORTH 58°55'51" EAST, A DISTANCE OF 78.76 FEET;  
THENCE, SOUTH 31°04'09" EAST, A DISTANCE OF 20.00 FEET;  
THENCE, SOUTH 58°55'51" WEST, A DISTANCE OF 124.79 FEET;

THENCE, SOUTH 18°05'45" EAST, A DISTANCE OF 75.37 FEET TO THE NORTH RIGHT-OF-WAY OF OVERALL STREET;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF OVERALL STREET, SOUTH 63°52'28" WEST, A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING CONTAINING 9,498 SQUARE FEET OR 0.22 ACRE±, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

TEMPORARY WORKSPACE "A":

BEGINNING ON AN EXTERIOR LINE OF THE AFOREMENTIONED CITY OF MURFREESBORO TRACT, ON THE EAST RIGHT-OF-WAY OF OLD FORT PARKWAY, AND AT THE NORTHWEST EASEMENT CORNER OF THE PREVIOUSLY DESCRIBED 0.52± ACRE PERMANENT EASEMENT AREA "A";

THENCE, ALONG THE EAST RIGHT-OF-WAY OF OLD FORT PARKWAY, NORTH 04°47'42" EAST, A DISTANCE OF 14.78 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING THREE (3) CALLS,  
NORTH 00°09'02" EAST, A DISTANCE OF 26.66 FEET;

THENCE, SOUTH 89°50'58" EAST, A DISTANCE OF 78.03 FEET;

THENCE, SOUTH 31°04'17" EAST, A DISTANCE OF 17.54 FEET TO THE NORTH EASEMENT LINE OF SAID 0.52± ACRE PERMANENT EASEMENT AREA "A";

THENCE, ALONG THE NORTH EASEMENT LINE OF SAID 0.52± ACRE PERMANENT EASEMENT AREA "A" THE FOLLOWING TWO (2) CALLS, NORTH 89°50'58" WEST, A DISTANCE OF 41.25 FEET;

THENCE, SOUTH 60°51'56" WEST, A DISTANCE OF 53.96 FEET TO THE BEGINNING CONTAINING 1,837 SQUARE FEET OR 0.04 ACRE±, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

TEMPORARY WORKSPACE "B":

BEGINNING WITHIN THE AFOREMENTIONED CITY OF MURFREESBORO TRACT, AND ON THE SOUTH EASEMENT LINE OF THE PREVIOUSLY DESCRIBED 0.52± ACRE PERMANENT EASEMENT AREA "A";

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT, SOUTH 27°28'01" EAST, A DISTANCE OF 48.02 FEET TO THE NORTH RIGHT-OF-WAY OF OLD FORT PARKWAY;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF OLD FORT PARKWAY THE FOLLOWING TWO (2) CALLS,  
SOUTH 87°50'10" WEST, A DISTANCE OF 122.94 FEET;

THENCE, NORTH 04°47'42" EAST, A DISTANCE OF 17.15 FEET TO THE SOUTHWEST EASEMENT CORNER OF SAID 0.52± ACRE PERMANENT EASEMENT AREA "A";

THENCE, ALONG THE SOUTH EASEMENT LINE OF SAID 0.52± ACRE PERMANENT EASEMENT AREA "A" THE FOLLOWING TWO (2) CALLS, NORTH 60°51'56" EAST, A DISTANCE OF 62.19 FEET;

THENCE, SOUTH 89°50'58" EAST, A DISTANCE OF 44.94 FEET TO THE BEGINNING CONTAINING 4,179 SQUARE FEET OR 0.09 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.



TEMPORARY WORKSPACE "C":

BEGINNING WITH THE AFOREMENTIONED CITY OF MURFREESBORO TRACT, AND ON THE NORTH EASEMENT LINE OF THE AFOREMENTIONED 0.52± ACRE PERMANENT EASEMENT AREA "A";

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING EIGHT (8) CALLS, NORTH 23°31'41" WEST, A DISTANCE OF 16.38 FEET;

THENCE, SOUTH 89°50'58" EAST, A DISTANCE OF 276.83 FEET;

THENCE, NORTH 02°10'43" WEST, A DISTANCE OF 40.83 FEET;

THENCE, NORTH 03°38'08" EAST, A DISTANCE OF 196.42 FEET;

THENCE, NORTH 02°44'18" WEST, A DISTANCE OF 163.90 FEET;

THENCE, NORTH 42°50'00" WEST, A DISTANCE OF 227.50 FEET;

THENCE, NORTH 41°32'57" WEST, A DISTANCE OF 63.35 FEET;

THENCE, NORTH 18°13'01" WEST, A DISTANCE OF 454.87 FEET TO THE SOUTH RIGHT-OF-WAY OVERALL STREET;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY OF OVERALL STREET, NORTH 63°52'28" EAST, A DISTANCE OF 30.29 FEET TO THE NORTHWEST EASEMENT CORNER OF SAID 0.23± ACRE PERMANENT EASEMENT AREA "B";

THENCE, ALONG THE WEST EASEMENT LINE OF SAID 0.23± ACRE PERMANENT EASEMENT AREA "B" THE FOLLOWING TWO (2) CALLS, SOUTH 18°13'01" EAST, A DISTANCE OF 452.84 FEET;

THENCE, SOUTH 41°32'57" WEST, A DISTANCE OF 54.37 FEET TO THE WEST LINE OF THE AFOREMENTIONED 1.9102± ACRES TRACT;

THENCE, ALONG THE WEST LINE OF SAID 1.9102± ACRES TRACT, SOUTH 06°31'38" WEST, A DISTANCE OF 2.48 FEET TO A 1/2" IRON ROD FOUND AT AN EXTERIOR CORNER OF SAID CITY OF MURFREESBORO TRACT, AND AT THE SOUTHWEST CORNER OF SAID 1.9102± ACRES TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 1.9102± ACRES TRACT, NORTH 89°36'38" EAST, A DISTANCE OF 2.47 FEET TO THE NORTHWEST EASEMENT CORNER OF THE AFOREMENTIONED 0.52± ACRE TRACT;

THENCE, ALONG THE WEST EASEMENT LINE OF SAID 0.52± ACRE PERMANENT EASEMENT AREA "A" THE FOLLOWING SIX (6) CALLS, SOUTH 42°50'00" EAST, A DISTANCE OF 237.28 FEET;

THENCE, SOUTH 02°44'18" EAST, A DISTANCE OF 176.52 FEET;

THENCE, SOUTH 03°38'08" EAST, A DISTANCE OF 196.56 FEET;

THENCE, SOUTH 02°10'43" EAST, A DISTANCE OF 54.60 FEET;

THENCE, SOUTH 87°50'10" WEST, A DISTANCE OF 23.16 FEET;

THENCE, SOUTH 89°50'58" WEST, A DISTANCE OF 277.71 FEET TO THE BEGINNING CONTAINING 39,171 SQUARE FEET OR 0.90 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

TEMPORARY WORKSPACE "D"

BEGINNING WITHIN THE AFOREMENTIONED CITY OF MURFREESBORO TRACT, AND ON THE EAST EASEMENT LINE OF THE AFOREMENTIONED 0.52± ACRE PERMANENT EASEMENT AREA "A";

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT, NORTH 87°50'10" EAST, A DISTANCE OF 65.94 FEET TO THE EAST LINE OF SAID CITY OF MURFREESBORO TRACT, AND ON THE WEST LINE OF A TRACT OF LAND, DESCRIBED AS "LOT 58A" AS RECORDED IN PLAT BOOK 40, PAGE 10, (R.O.R.C.TN.), IN THE NAME OF AREDALE PROPERTIES, LLC, AS RECORDED IN RECORD BOOK 1667, PAGE 3955, (R.O.R.C.TN.);

THENCE, ALONG THE WEST LINE OF SAID "LOT 58A", SOUTH 02°09'50" EAST, A DISTANCE OF 103.59 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CITY OF MURFREESBORO TRACT, AT THE SOUTHWEST CORNER OF SAID "LOT 58A", AND ON THE NORTH RIGHT-OF-WAY OF OLD FORT PARKWAY;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF OLD FORT PARKWAY, SOUTH 87°50'10" WEST, A DISTANCE OF 350.12 FEET;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT, NORTH 27°19'33" WEST, A DISTANCE OF 44.74 FEET TO THE SOUTH EASEMENT LINE OF SAID 0.52± ACRE PERMANENT EASEMENT AREA "A";

THENCE, ALONG THE SOUTH AND EAST EASEMENT LINE OF SAID 0.52± ACRE PERMANENT EASEMENT AREA "A" THE FOLLOWING THREE (3) CALLS, SOUTH 89°50'58" EAST, A DISTANCE OF 259.86 FEET;

THENCE, NORTH 87°50'10" EAST, A DISTANCE OF 43.57 FEET;

THENCE, NORTH 02°10'43" EAST, A DISTANCE OF 73.59 FEET TO THE BEGINNING CONTAINING 16,903 SQUARE FEET OR 0.39 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

TEMPORARY WORKSPACE "E":

BEGINNING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED 0.22± ACRE PERMANENT EASEMENT AREA "B", AND ON THE NORTH RIGHT OF WAY OF OVERALL STREET;

THENCE, ALONG SAID NORTH RIGHT OF WAY, SOUTH 63°52'28" WEST, A DISTANCE OF 30.29 FEET;

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING FOUR (4) CALLS NORTH 18°13'01" WEST, A DISTANCE OF 135.84 FEET;

THENCE, NORTH 31°04'09" WEST, A DISTANCE OF 122.15 FEET;

THENCE, NORTH 59°03'40" EAST, A DISTANCE OF 83.04 FEET;

THENCE, SOUTH 31°04'09" EAST, A DISTANCE OF 29.75 FEET TO A POINT ON THE NORTH LINE OF SAID 0.22± ACRE PERMANENT EASEMENT AREA "B";

THENCE, ALONG THE NORTH EASEMENT LINE OF SAID 0.22± ACRE PERMANENT EASEMENT AREA "B" SOUTH 56°46'56" WEST, A DISTANCE OF 20.01 FEET, TO THE WEST LINE OF SAID PERMANENT EASEMENT;

THENCE, ALONG SAID WEST LINE THE FOLLOWING THREE (3) CALLS, SOUTH 31°04'09" EAST, A DISTANCE OF 134.80 FEET;

THENCE, SOUTH 58°55'51" WEST, A DISTANCE OF 41.95 FEET;

THENCE, SOUTH 18°05'45" EAST, A DISTANCE OF 75.37 FEET TO THE BEGINNING CONTAINING 14,036 SQUARE FEET OR 0.32 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

TEMPORARY WORKSPACE "F"

BEGINNING WITHIN THE AFOREMENTIONED CITY OF MURFREESBORO TRACT, AT THE MOST EASTERLY SOUTHEAST EASEMENT CORNER OF THE PREVIOUSLY DESCRIBED 0.22± ACRE PERMANENT EASEMENT AREA "B";

THENCE, THROUGH SAID CITY OF MURFREESBORO TRACT THE FOLLOWING SEVEN (7) CALLS, SOUTH 31°04'09" EAST, A DISTANCE OF 71.24 FEET;

THENCE, SOUTH 57°18'04" WEST, A DISTANCE OF 47.67 FEET;

THENCE, NORTH 78°48'13" WEST, A DISTANCE OF 8.70 FEET;

THENCE, NORTH 86°55'48" WEST, A DISTANCE OF 26.85 FEET;

THENCE, NORTH 17°43'15" WEST, A DISTANCE OF 14.99 FEET;

THENCE, SOUTH 78°18'20" WEST, A DISTANCE OF 21.39 FEET

THENCE, SOUTH 69°37'37" WEST, A DISTANCE OF 37.73 FEET TO THE EAST EASEMENT LINE OF SAID 0.22± ACRE PERMANENT EASEMENT AREA "B";

THENCE, ALONG THE EAST AND SOUTH EASEMENT LINE OF SAID 0.22± ACRE PERMANENT EASEMENT AREA "B" THE FOLLOWING TWO (2) CALLS, NORTH 18°05'45" WEST, A DISTANCE OF 23.60 FEET

THENCE, NORTH 58°55'51" EAST, A DISTANCE OF 124.79 FEET; TO THE BEGINNING CONTAINING 6,636 SQUARE FEET OR 0.15 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217

TEMPORARY WORKSPACE "G"

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE PREVIOUSLY DESCRIBED 0.52± ACRE PERMANENT EASEMENT AREA "A"; THENCE, SOUTH 86°21'52" EAST, A DISTANCE OF 49.85 FEET TO A POINT ON THE WEST LINE OF SAID AREDELLE PROPERTIES, LLC TRACT, ALSO BEING THE EAST LINE OF SAID CITY OF MURFREESBORO TRACT;

THENCE, ALONG SAID WEST LINE, SOUTH 02°09'50" EAST, A DISTANCE OF 30.15 FEET;

THENCE, NORTH 86°21'52" WEST, A DISTANCE OF 52.90 FEET, TO A POINT ON SAID EAST EASEMENT LINE;

THENCE, ALONG SAID EAST EASEMENT LINE, NORTH 03°38'08" EAST, A DISTANCE OF 30.00 FEET TO THE BEGINNING CONTAINING 1,541 SQUARE FEET OR 0.04 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HEREON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT, IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.

ALL BEARINGS, DISTANCES AND COORDINATES CONTAINED HEREIN ARE GRID DISTANCES, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00), IN U.S. SURVEY FEET.

A SURVEY EXHIBIT ACCOMPANIES AND IS A PART OF THIS EASEMENT DESCRIPTION (EXHIBIT "A").

AREA TABLE


EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±0.03	±1,451

EXHIBIT A

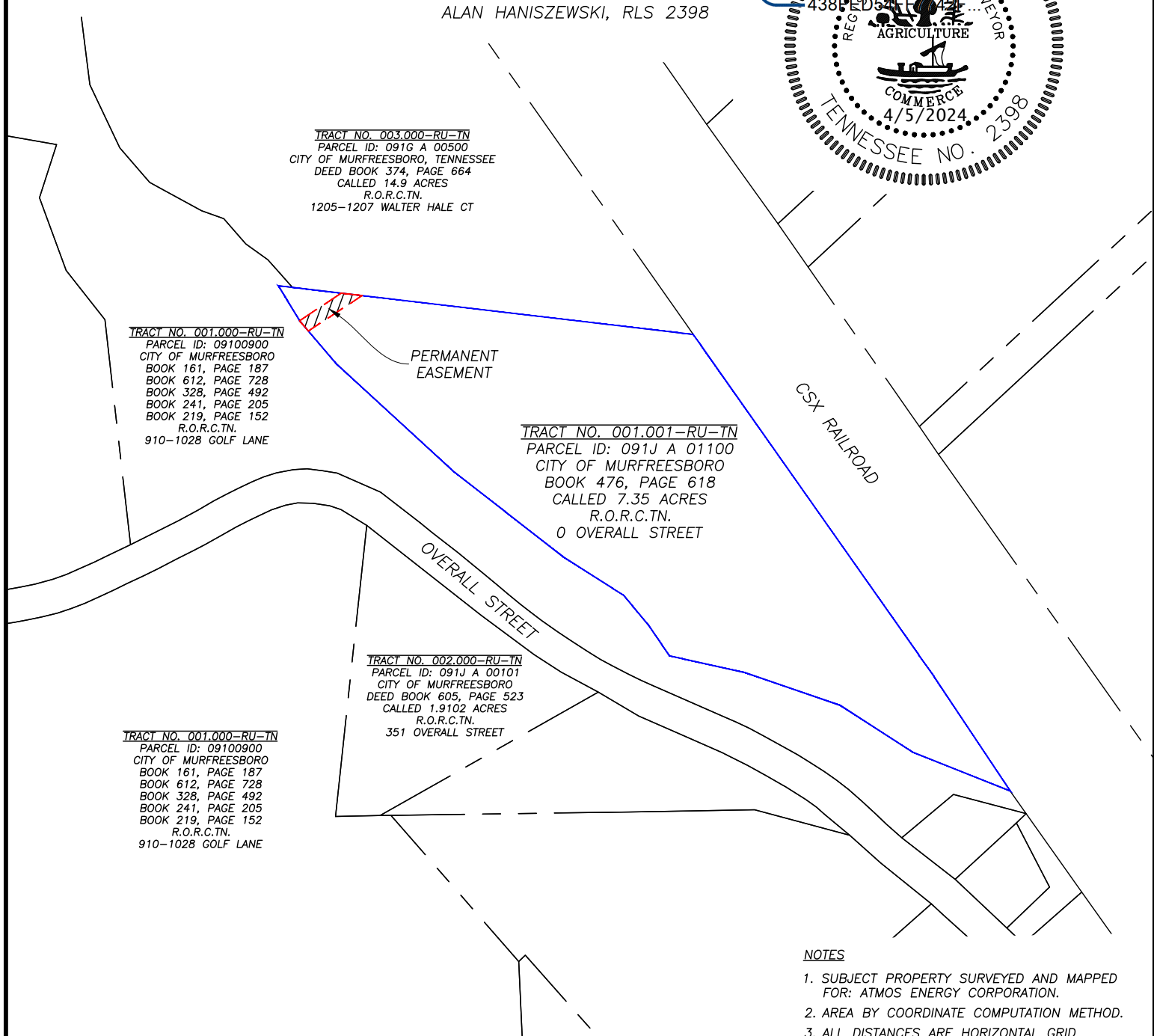
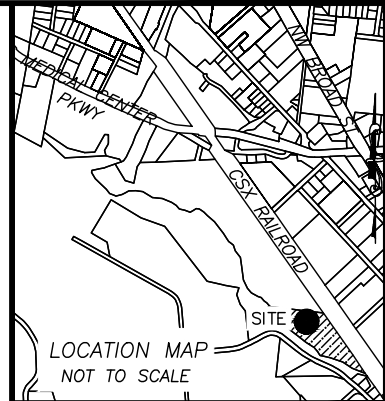
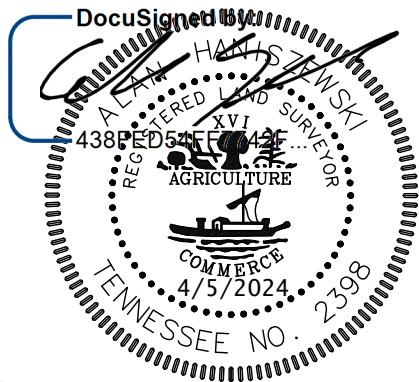
CERTIFICATION

I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 476, PAGE 618); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-02; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 5TH DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742F...

ALAN HANISZEWSKI, RLS 2398



- 1/2" IRON ROD FOUND
- COMPUTED POINT
- UTILITY POLE
- ↑ GUY WIRE
- FO FIBER PEDESTAL
- WATER METER
- VALVE
- UTILITY MARKER
- ▲ GAS RISER PIPE
- HYDRANT
- SIGN
- P.O.B. - POINT OF BEGINNING
- R.O.R.C.TN. - REGISTER'S OFFICE, RUTHERFORD COUNTY, TENNESSEE LDA PROJECT NO. ATM308

**LEGEND**

	SUBJECT TRACT
	PERMANENT EASEMENT
	TEMPORARY WORKSPACE
	ADJOINER PROPERTY
	SAN SEWER LINE
	GAS LINE
	WATER LINE
	EASEMENT EDGE
	CHAIN LINK FENCE
	FENCE LINE
	CL OF ROAD
	CONCRETE/ASPHALT
	EDGE OF GRAVEL
	COMMUNICATION LINE
	RAILROAD TRACKS

- NOTES**
- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
  - AREA BY COORDINATE COMPUTATION METHOD.
  - ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
  - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
  - SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
  - THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
  - THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT ACROSS THE LANDS OF CITY OF MURFREESBORO 0 OVERALL STREET MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE PERMANENT EASEMENT & TEMPORARY WORKSPACE

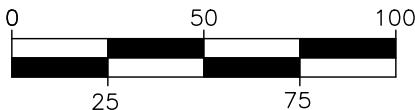
REV1: 04/05/2024 **EASEMENT EXHIBIT** 1 OF 3

TRACT NO. 01.001 DATE: 12/18/2023

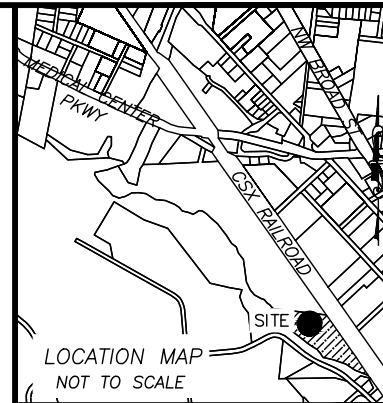
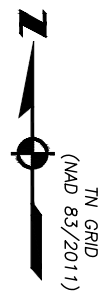
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±0.03	±1,451

EXHIBIT A



SCALE: 1"=50'



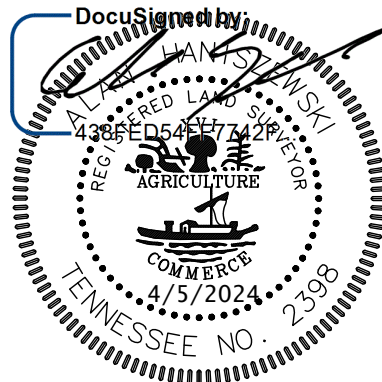
CERTIFICATION

I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 476, PAGE 618); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-02; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

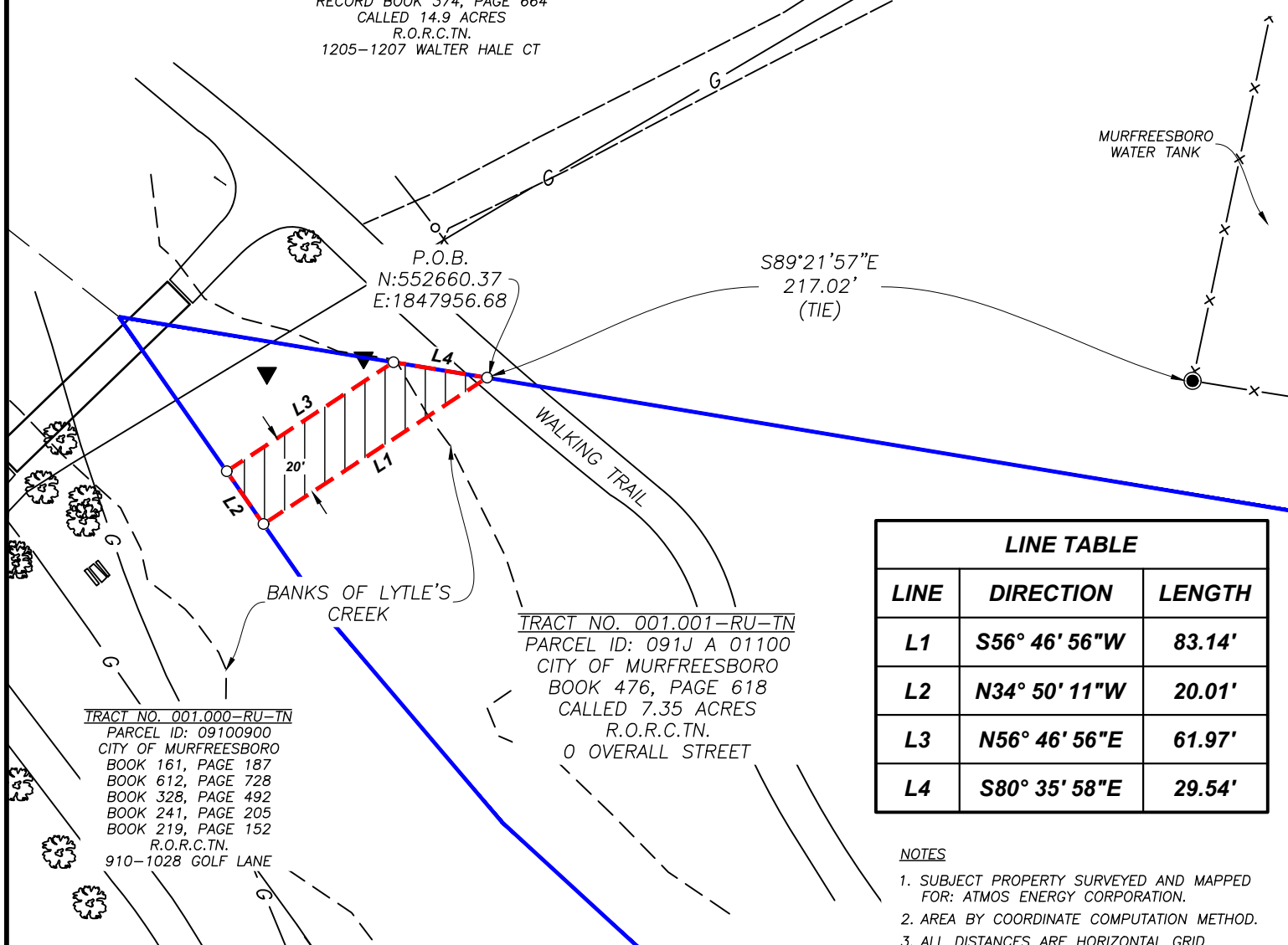
THIS 5TH DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742F...

ALAN HANISZEWSKI, RLS 2398



TRACT NO. 003.000-RU-TN  
 PARCEL ID: 091G A 00500  
 CITY OF MURFREESBORO, TENNESSEE  
 RECORD BOOK 374, PAGE 664  
 CALLED 14.9 ACRES  
 R.O.R.C.TN.  
 1205-1207 WALTER HALE CT



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S56° 46' 56"W	83.14'
L2	N34° 50' 11"W	20.01'
L3	N56° 46' 56"E	61.97'
L4	S80° 35' 58"E	29.54'

NOTES

- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
- AREA BY COORDINATE COMPUTATION METHOD.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
- THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
- THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

<ul style="list-style-type: none"> <li>● 1/2" IRON ROD FOUND</li> <li>○ COMPUTED POINT</li> <li>○ UTILITY POLE</li> <li>↑ GUY WIRE</li> <li>FO FIBER PEDESTAL</li> <li>○ WATER METER VALVE</li> <li>▲ UTILITY MARKER</li> <li>○ GAS RISER PIPE</li> <li>○ HYDRANT</li> <li>○ SIGN</li> </ul>	<p>P.O.B. - POINT OF BEGINNING</p> <p>R.O.R.C.TN. - REGISTER'S OFFICE, RUTHERFORD COUNTY, TENNESSEE LDA PROJECT NO. ATM308</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> SUBJECT TRACT</li> <li> PERMANENT EASEMENT</li> <li> TEMPORARY WORKSPACE</li> <li> ADJOINER PROPERTY</li> <li> SAN SEWER LINE</li> <li> GAS LINE</li> <li> WATER LINE</li> <li> EASEMENT EDGE</li> <li> CHAIN LINK FENCE</li> <li> FENCE LINE</li> <li> CL OF ROAD</li> <li> CONCRETE/ASPHALT EDGE OF GRAVEL</li> <li> COMMUNICATION LINE</li> <li> RAILROAD TRACKS</li> </ul>
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MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT ACROSS THE LANDS OF CITY OF MURFREESBORO 0 OVERALL STREET MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE PERMANENT EASEMENT & TEMPORARY WORKSPACE

ATMOS ENERGY CORPORATION

EXHIBIT "B"  
RUTHERFORD COUNTY, TENNESSEE  
PERMANENT EASEMENT AREA  
MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
MAP 91-J, PARCEL 11.00

DESCRIPTION FOR A TWENTY (20) FOOT WIDE PERMANENT EASEMENT, BEING OUT OF A TRACT OF A CALLED 7.35± ACRES TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 476, PAGE 618, REGISTER'S OFFICE, RUTHERFORD, COUNTY, TENNESSEE, (R.O.R.C.TN.); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT EASEMENT AREA:

POINT OF BEGINNING (P.O.B., N:552660.37, E:1847956.68) ON THE NORTHEAST LINE OF SAID 7.35± ACRES TRACT, AND ON THE SOUTHWEST LINE OF A CALLED 14.9± ACRES TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 374, PAGE 664, (R.O.R.C.TN.), FROM WHICH A 1/2" IRON ROD FOUND WITHIN SAID 14.9± ACRES TRACT, BEARS:  
SOUTH 89°21'57" EAST, A DISTANCE OF 217.02 FEET;

THENCE, THROUGH SAID 7.35± ACRES TRACT, SOUTH 56°46'56" WEST, A DISTANCE OF 83.14 FEET TO THE SOUTHWEST LINE OF SAID 7.35± ACRES TRACT, AND ON THE NORTHEAST LINE OF A TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 161, PAGE 187, (R.O.R.C.TN.);

THENCE, ALONG THE NORTHEAST LINE OF SAID CITY OF MURFREESBORO TRACT, NORTH 43°50'11" WEST, A DISTANCE OF 20.01 FEET;

THENCE, THROUGH SAID 7.35± ACRES TRACT, NORTH 56°46'56" EAST, A DISTANCE OF 61.97 FEET TO THE NORTHEAST LINE OF SAID 7.35± ACRES TRACT, AND ON THE SOUTHWEST LINE OF SAID 14.9± ACRES TRACT;

THENCE, ALONG THE SOUTHWEST LINE OF SAID 14.9± ACRES TRACT, SOUTH 80°35'58" EAST, A DISTANCE OF 29.54 FEET TO THE POINT OF BEGINNING CONTAINING 1,451 SQUARE FEET OR 0.03 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HEREON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT, IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.

ALL BEARINGS, DISTANCES AND COORDINATES CONTAINED HEREIN ARE GRID DISTANCES, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00), IN U.S. SURVEY FEET.

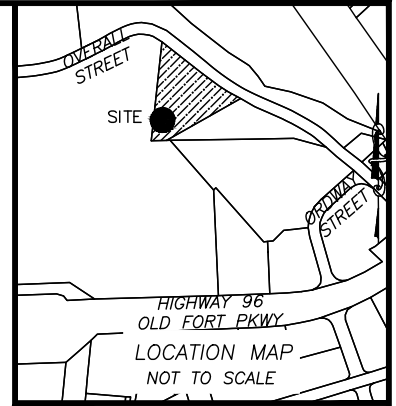
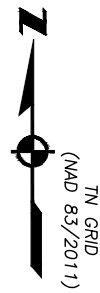
A SURVEY EXHIBIT ACCOMPANIES AND IS A PART OF THIS EASEMENT DESCRIPTION (EXHIBIT "A").



AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±0.01	±427


EXHIBIT A

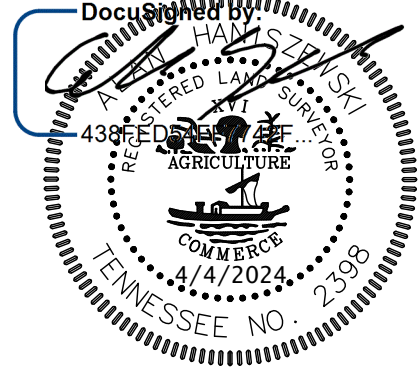


CERTIFICATION

I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 605, PAGE 523); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-02; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742F...  
 ALAN HANISZEWSKI, RLS 2398



TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

TRACT NO. 001.001-RU-TN  
 PARCEL ID: 091J A 01100  
 CITY OF MURFREESBORO  
 BOOK 476, PAGE 618  
 CALLED 7.35 ACRES  
 R.O.R.C.TN.  
 0 OVERALL STREET

TRACT NO. 002-000-RU-TN  
 PARCEL ID: 091J A 00101  
 CITY OF MURFREESBORO  
 DEED BOOK 605, PAGE 523  
 CALLED 1.9102 ACRES  
 R.O.R.C.TN.  
 351 OVERALL STREET

PARCEL ID: 091J A 00102  
 HAWKEEGAN PROPERTIES, LLC  
 RECORD BOOK 1838, PAGE 3512  
 CALLED 5.0096 ACRES  
 "TRACT NO. 1"  
 R.O.R.C.TN.  
 OVERALL STREET

**PERMANENT EASEMENT AREA**

TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

NOTES

1. SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
2. AREA BY COORDINATE COMPUTATION METHOD.
3. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
4. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
5. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
6. THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
7. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 351 OVERALL STREET  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT

REV1: 04/03/24

EASEMENT EXHIBIT

1 OF 3

TRACT NO.

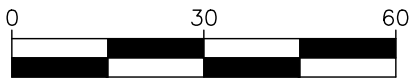
02

DATE: 12/18/2023

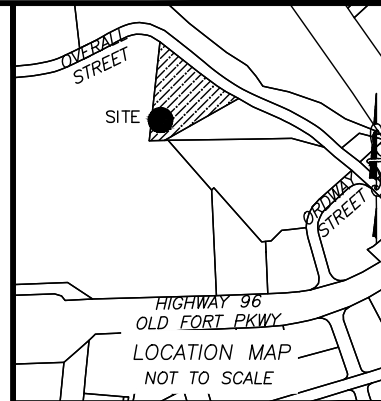
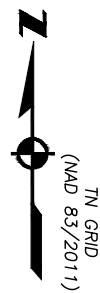
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±0.01	±427

EXHIBIT A



SCALE: 1"=30'

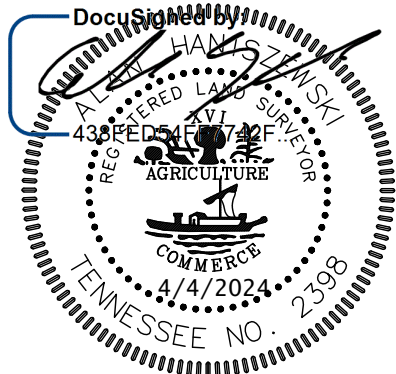


CERTIFICATION

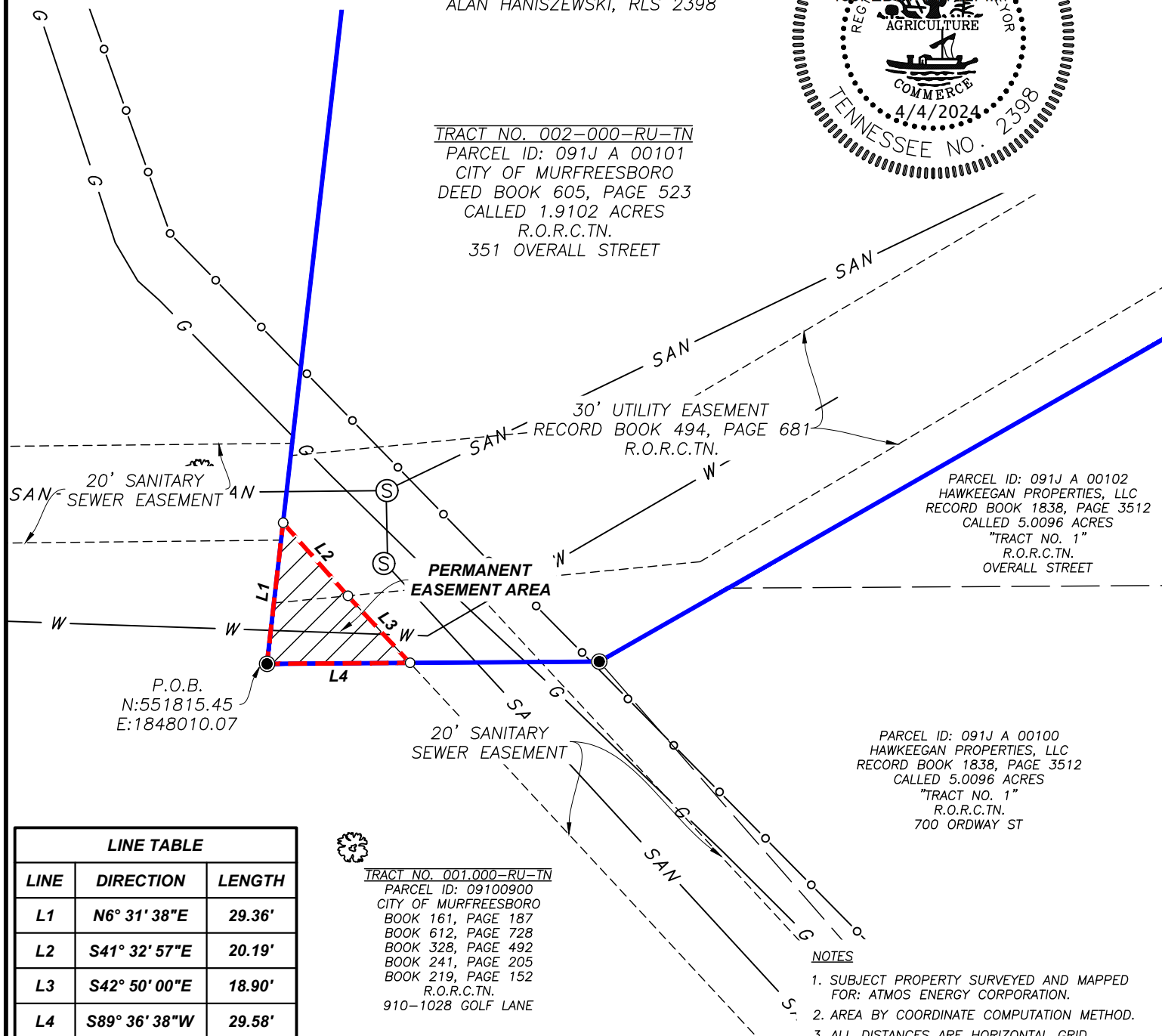
I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 605, PAGE 523); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-02; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742F...  
 ALAN HANISZEWSKI, RLS 2398



TRACT NO. 002-000-RU-TN  
 PARCEL ID: 091J A 00101  
 CITY OF MURFREESBORO  
 DEED BOOK 605, PAGE 523  
 CALLED 1.9102 ACRES  
 R.O.R.C.TN.  
 351 OVERALL STREET



TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

PARCEL ID: 091J A 00102  
 HAWKEEGAN PROPERTIES, LLC  
 RECORD BOOK 1838, PAGE 3512  
 CALLED 5.0096 ACRES  
 "TRACT NO. 1"  
 R.O.R.C.TN.  
 OVERALL STREET

PARCEL ID: 091J A 00100  
 HAWKEEGAN PROPERTIES, LLC  
 RECORD BOOK 1838, PAGE 3512  
 CALLED 5.0096 ACRES  
 "TRACT NO. 1"  
 R.O.R.C.TN.  
 700 ORDWAY ST

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N6° 31' 38"E	29.36'
L2	S41° 32' 57"E	20.19'
L3	S42° 50' 00"E	18.90'
L4	S89° 36' 38"W	29.58'

LEGEND	
	SUBJECT TRACT
	PERMANENT EASEMENT
	ADJOINER PROPERTY
	SEWER LINE
	GAS LINE
	WATER LINE
	EASEMENT EDGE
	CHAIN LINK FENCE

NOTES

- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
- AREA BY COORDINATE COMPUTATION METHOD.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
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- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
- THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
- THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

- 1/2" IRON ROD FOUND
- COMPUTED POINT
- SEWER MANHOLE
- TREE

P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 351 OVERALL STREET  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT

REV1: 04/03/24

EASEMENT EXHIBIT

2 OF 3

TRACT NO.

02

DATE: 12/18/2023



ATMOS ENERGY CORPORATION

EXHIBIT "B"  
RUTHERFORD COUNTY, TENNESSEE  
PERMANENT EASEMENT AREA  
MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
MAP 91-J, PARCEL 01.01

DESCRIPTION FOR A VARIABLE WIDTH PERMANENT EASEMENT, BEING OUT OF A TRACT OF A CALLED 1.9102± ACRES TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 605, PAGE 523, REGISTER'S OFFICE, RUTHERFORD, COUNTY, TENNESSEE, (R.O.R.C.TN.); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT EASEMENT AREA:

POINT OF BEGINNING (P.O.B., N:551815.45, E:1848010.07) AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.9102± ACRES TRACT, AND AT AN INTERIOR CORNER OF A TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 161, PAGE 187, (R.O.R.C.TN.);

THENCE, ALONG THE WEST LINE OF SAID 1.9102± ACRES TRACT,  
NORTH 06°31'38" EAST, A DISTANCE OF 29.36 FEET;

THENCE, THROUGH SAID 1.9102± ACRES TRACT THE FOLLOWING TWO (2) CALLS,  
SOUTH 41°32'57" EAST, A DISTANCE OF 20.19 FEET;

THENCE, SOUTH 42°50'00" EAST, A DISTANCE OF 18.90 FEET TO THE SOUTH LINE OF SAID 1.9102± ACRES TRACT.  
AND ON AN INTERIOR LINE OF SAID CITY OF MURFREESBORO TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 1.9102± ACRES TRACT, SOUTH 89°36'38" WEST, A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING CONTAINING 427 SQUARE FEET OR 0.01 ACRE, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HEREON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT, IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.

ALL BEARINGS, DISTANCES AND COORDINATES CONTAINED HEREIN ARE GRID DISTANCES, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00), IN U.S. SURVEY FEET.

A SURVEY EXHIBIT ACCOMPANIES AND IS A PART OF THIS EASEMENT DESCRIPTION (EXHIBIT "A").

AREA TABLE

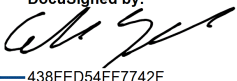
EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±1.15	±50,162
TEMPORARY WORKSPACE	±1.59	±69,452

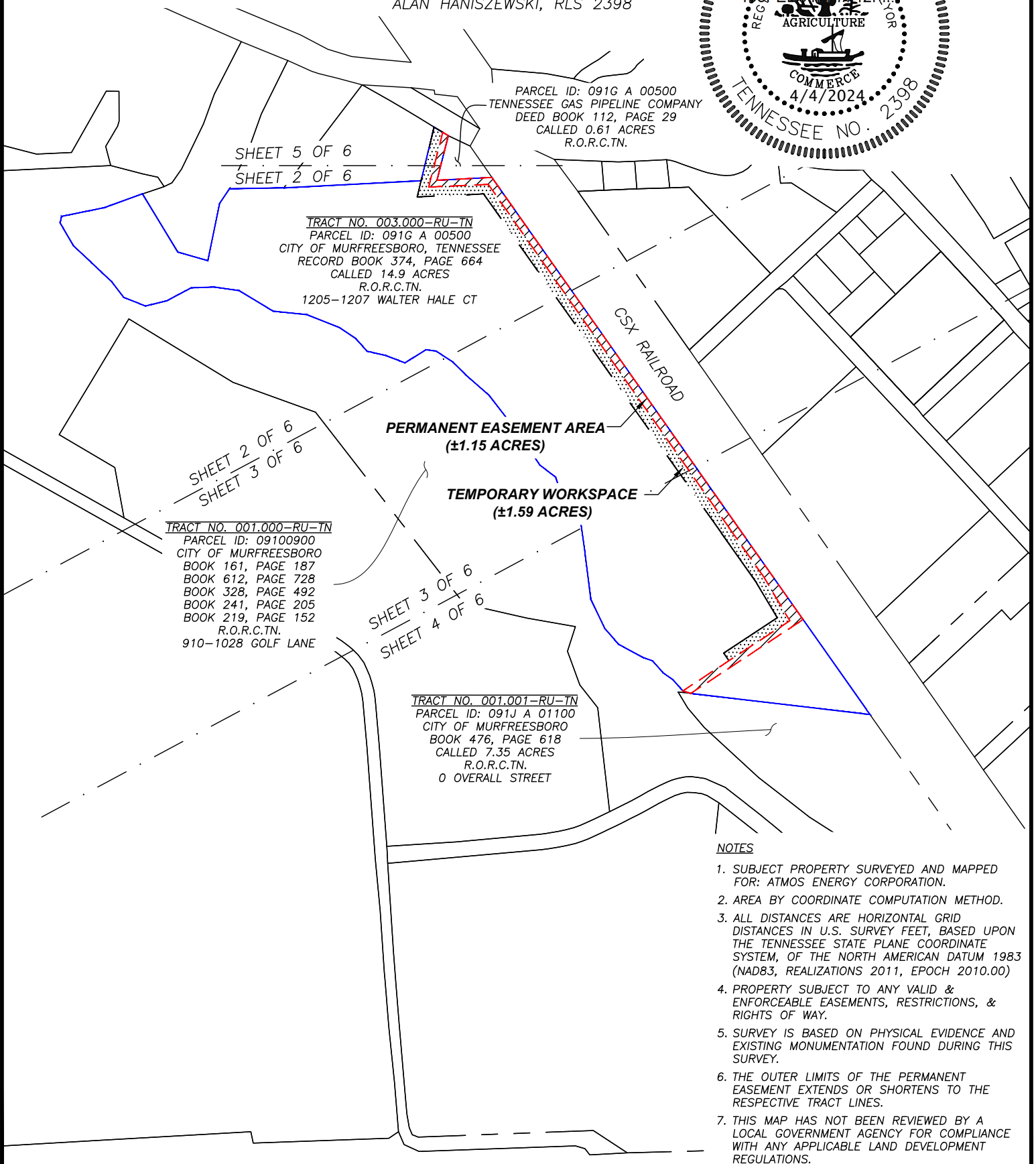
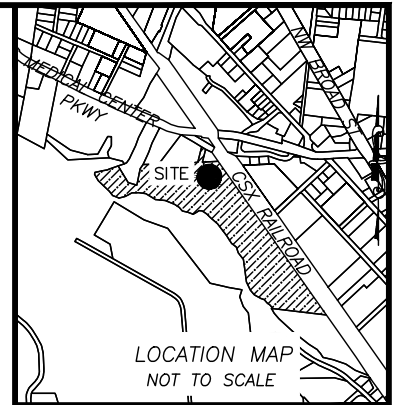
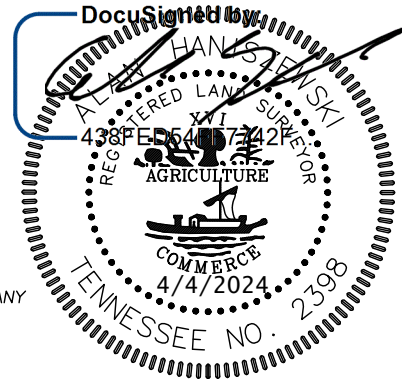
EXHIBIT A

CERTIFICATION

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THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742F...  
 ALAN HANISZEWSKI, RLS 2398



NOTES

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LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 1205-1207 WALTER HALE CT.  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

1 OF 6

TRACT NO.

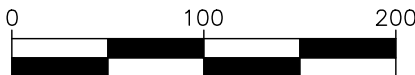
03

DATE: 12/18/2023

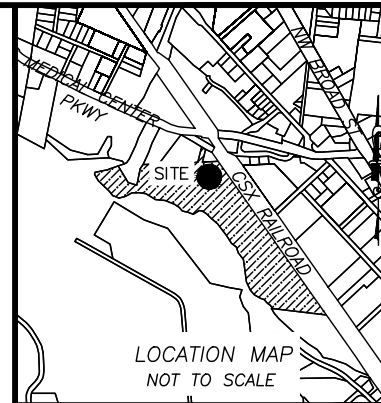
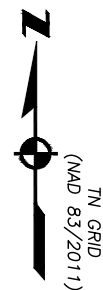
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±1.15	±50,162
TEMPORARY WORKSPACE	±1.59	±69,452

EXHIBIT A



SCALE: 1"=100'

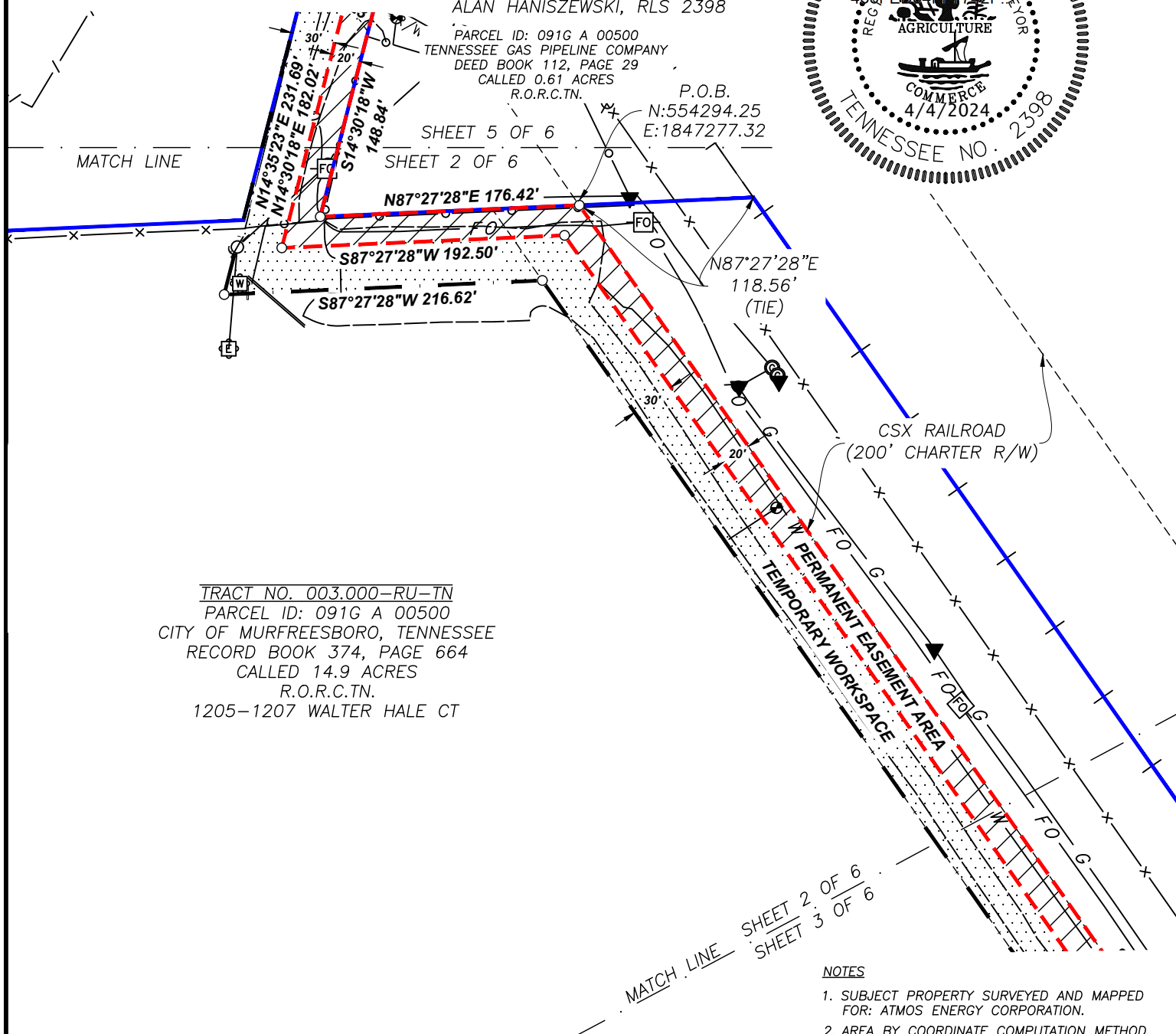
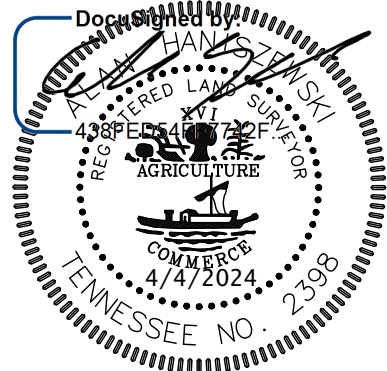


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THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742F...  
 ALAN HANISZEWSKI, RLS 2398  
 PARCEL ID: 091G A 00500  
 TENNESSEE GAS PIPELINE COMPANY  
 DEED BOOK 112, PAGE 29  
 CALLED 0.61 ACRES  
 R.O.R.C.TN.  
 P.O.B.  
 N:554294.25  
 E:1847277.32



TRACT NO. 003.000-RU-TN  
 PARCEL ID: 091G A 00500  
 CITY OF MURFREESBORO, TENNESSEE  
 RECORD BOOK 374, PAGE 664  
 CALLED 14.9 ACRES  
 R.O.R.C.TN.  
 1205-1207 WALTER HALE CT

NOTES

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LEGEND	
	1/2" IRON ROD FOUND
	COMPUTED POINT
	UTILITY POLE
	GUY WIRE
	FIBER PEDESTAL
	WATER METER VALVE
	UTILITY MARKER
	GAS RISER PIPE
	HYDRANT
	SIGN
	TREE
	BUSH
	SUBJECT TRACT
	PERMANENT EASEMENT
	TEMPORARY WORKSPACE
	ADJOINER PROPERTY
	SEWER LINE
	GAS LINE
	WATER LINE
	EASEMENT EDGE
	CHAIN LINK FENCE
	FENCE LINE
	CL OF ROAD
	CONCRETE/ASPHALT EDGE OF GRAVEL
	COMMUNICATION LINE
	RAILROAD TRACKS

P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE, RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT ACROSS THE LANDS OF CITY OF MURFREESBORO 1205-1207 WALTER HALE CT. MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

2 OF 6

TRACT NO.

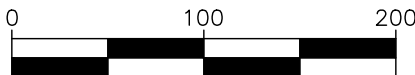
03

DATE: 12/18/2023

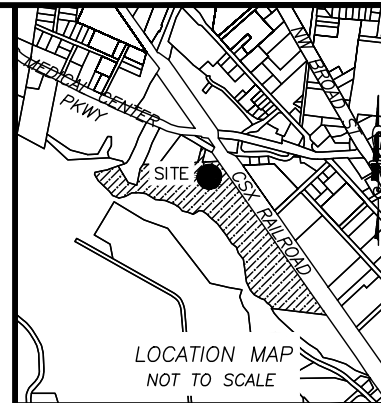
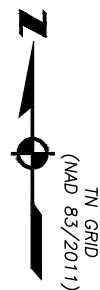
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±1.15	±50,162
TEMPORARY WORKSPACE	±1.59	±69,452

EXHIBIT A



SCALE: 1"=100'

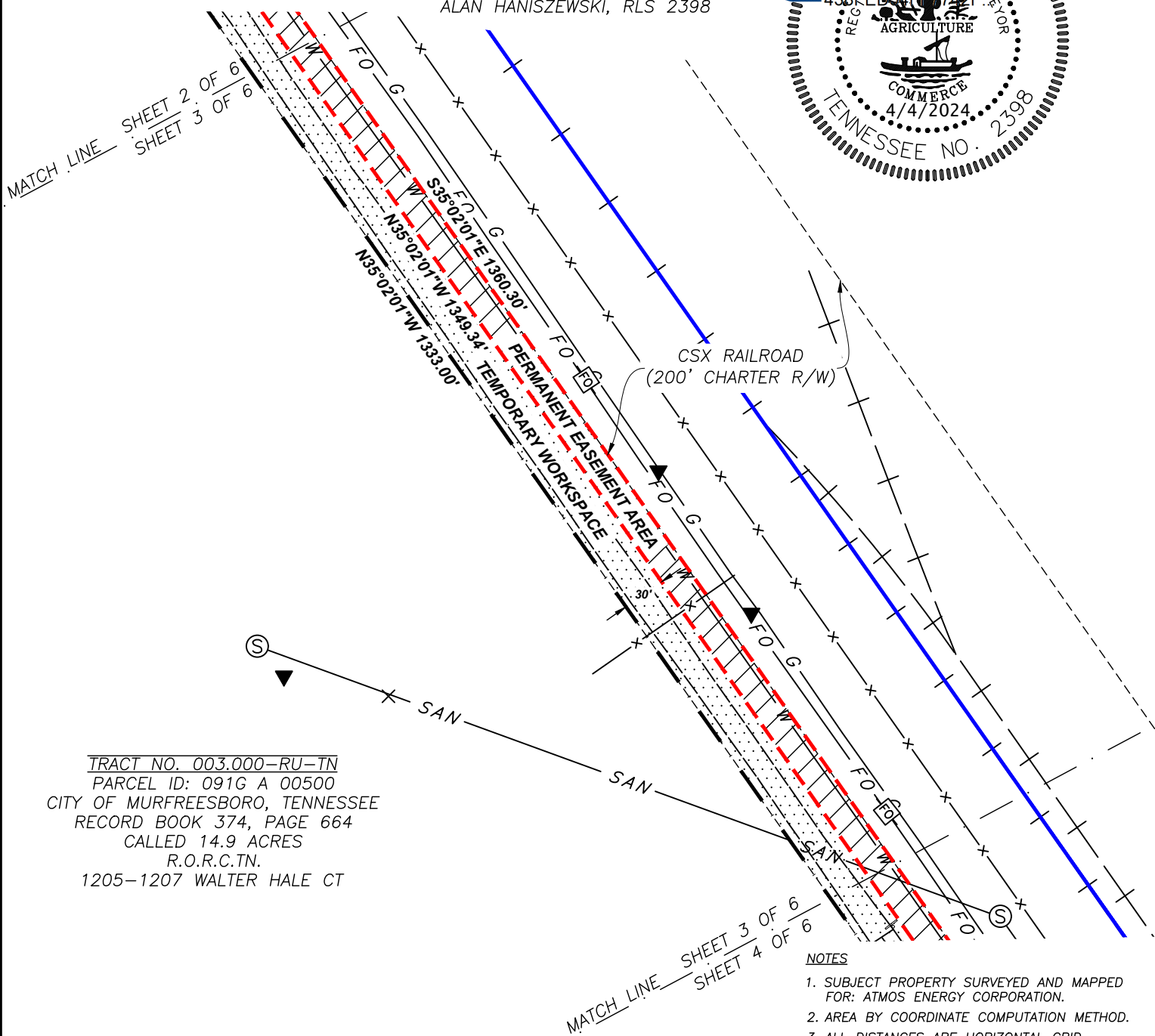
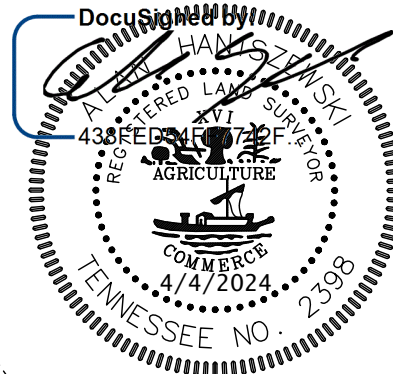


CERTIFICATION

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THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FEED54FE7742F  
 ALAN HANISZEWSKI, RLS 2398



TRACT NO. 003.000-RU-TN  
 PARCEL ID: 091G A 00500  
 CITY OF MURFREESBORO, TENNESSEE  
 RECORD BOOK 374, PAGE 664  
 CALLED 14.9 ACRES  
 R.O.R.C.TN.  
 1205-1207 WALTER HALE CT

NOTES

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LEGEND

- SUBJECT TRACT
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADJOINER PROPERTY
- SAN SEWER LINE
- GAS LINE
- WATER LINE
- EASEMENT EDGE
- CHAIN LINK FENCE
- FENCE LINE
- CL OF ROAD
- CONCRETE/ASPHALT EDGE OF GRAVEL
- COMMUNICATION LINE
- RAILROAD TRACKS

- 1/2" IRON ROD FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- FIBER PEDESTAL
- WATER METER VALVE
- UTILITY MARKER
- GAS RISER PIPE
- HYDRANT
- SIGN
- TREE
- BUSH

P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 1205-1207 WALTER HALE CT.  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

3 OF 6

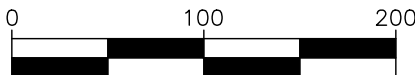
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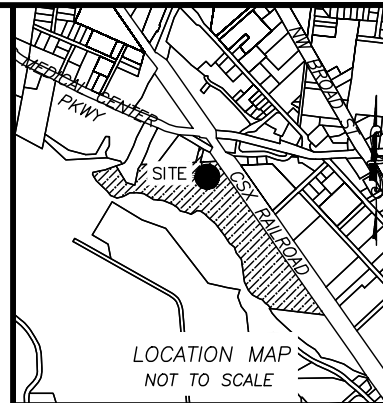
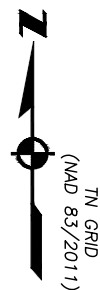
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±1.15	±50,162
TEMPORARY WORKSPACE	±1.59	±69,452

EXHIBIT A



SCALE: 1"=100'



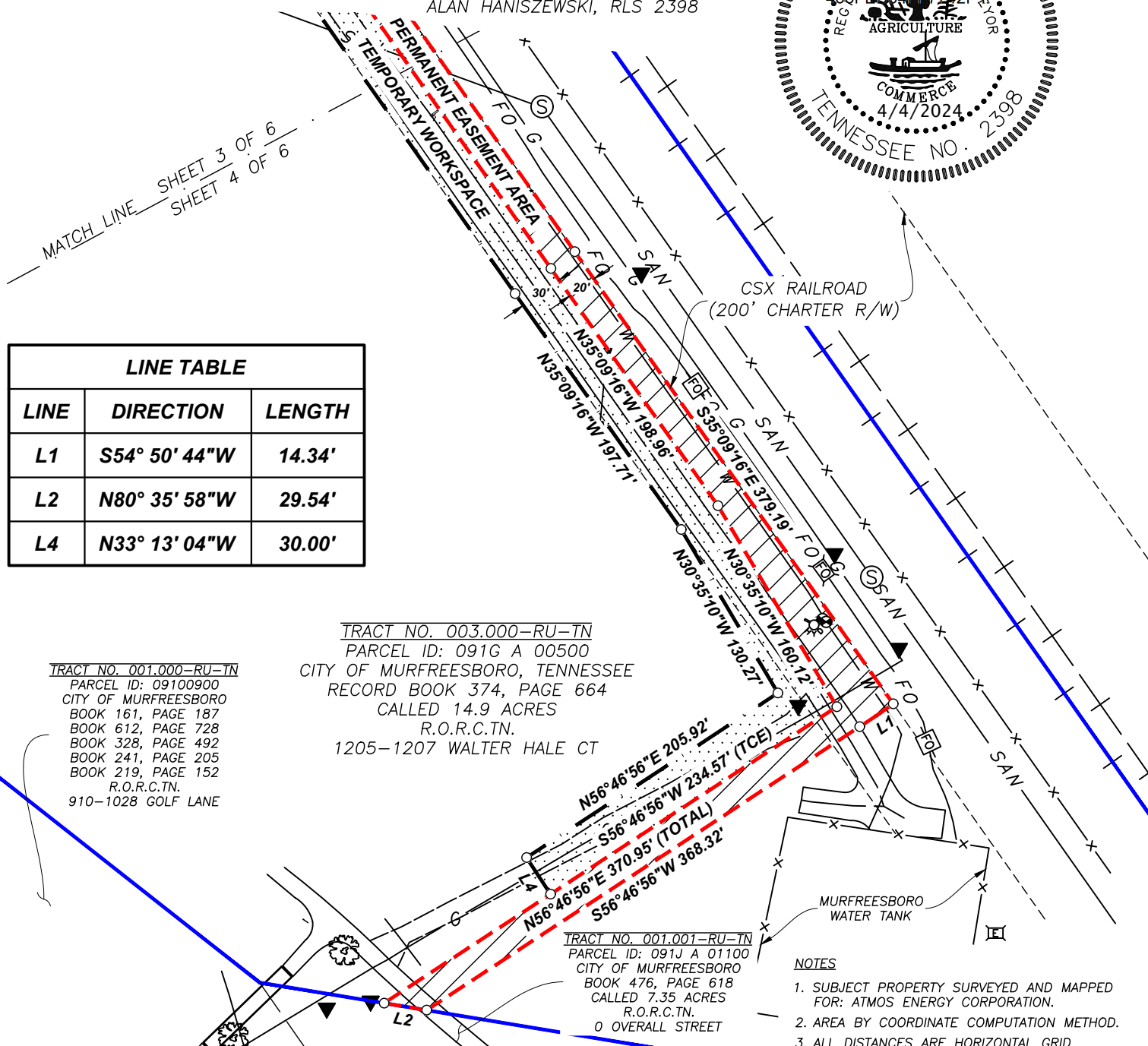
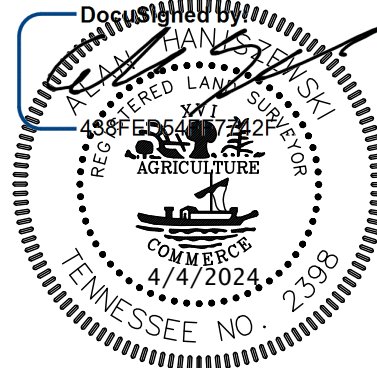
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THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742F...

ALAN HANISZEWSKI, RLS 2398



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S54° 50' 44"W	14.34'
L2	N80° 35' 58"W	29.54'
L4	N33° 13' 04"W	30.00'

TRACT NO. 001.000-RU-TN  
 PARCEL ID: 09100900  
 CITY OF MURFREESBORO  
 BOOK 161, PAGE 187  
 BOOK 612, PAGE 728  
 BOOK 328, PAGE 492  
 BOOK 241, PAGE 205  
 BOOK 219, PAGE 152  
 R.O.R.C.TN.  
 910-1028 GOLF LANE

TRACT NO. 003.000-RU-TN  
 PARCEL ID: 091G A 00500  
 CITY OF MURFREESBORO, TENNESSEE  
 RECORDED BOOK 374, PAGE 664  
 CALLED 14.9 ACRES  
 R.O.R.C.TN.  
 1205-1207 WALTER HALE CT

TRACT NO. 001.001-RU-TN  
 PARCEL ID: 091J A 01100  
 CITY OF MURFREESBORO  
 BOOK 476, PAGE 618  
 CALLED 7.35 ACRES  
 R.O.R.C.TN.  
 0 OVERALL STREET

NOTES

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- 1/2" IRON ROD FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- FIBER PEDESTAL
- WATER METER
- VALVE
- UTILITY MARKER
- GAS RISER PIPE
- HYDRANT
- SIGN
- TREE
- BUSH

LEGEND

- SUBJECT TRACT
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADJOINER PROPERTY
- SEWER LINE
- GAS LINE
- WATER LINE
- EASEMENT EDGE
- CHAIN LINK FENCE
- FENCE LINE
- CL OF ROAD
- CONCRETE/ASPHALT
- EDGE OF GRAVEL
- COMMUNICATION LINE
- RAILROAD TRACKS
- SAN
- G
- W
- FO

P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 1205-1207 WALTER HALE CT.  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

4 OF 6

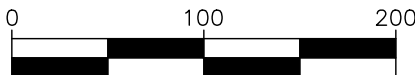
TRACT NO. 03 DATE: 12/18/2023



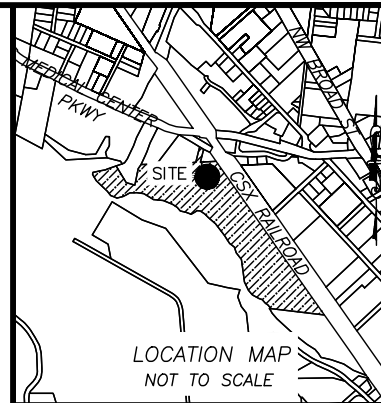
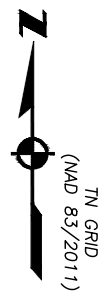
AREA TABLE

EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT EASEMENT	±1.15	±50,162
TEMPORARY WORKSPACE	±1.59	±69,452

EXHIBIT A



SCALE: 1"=100'

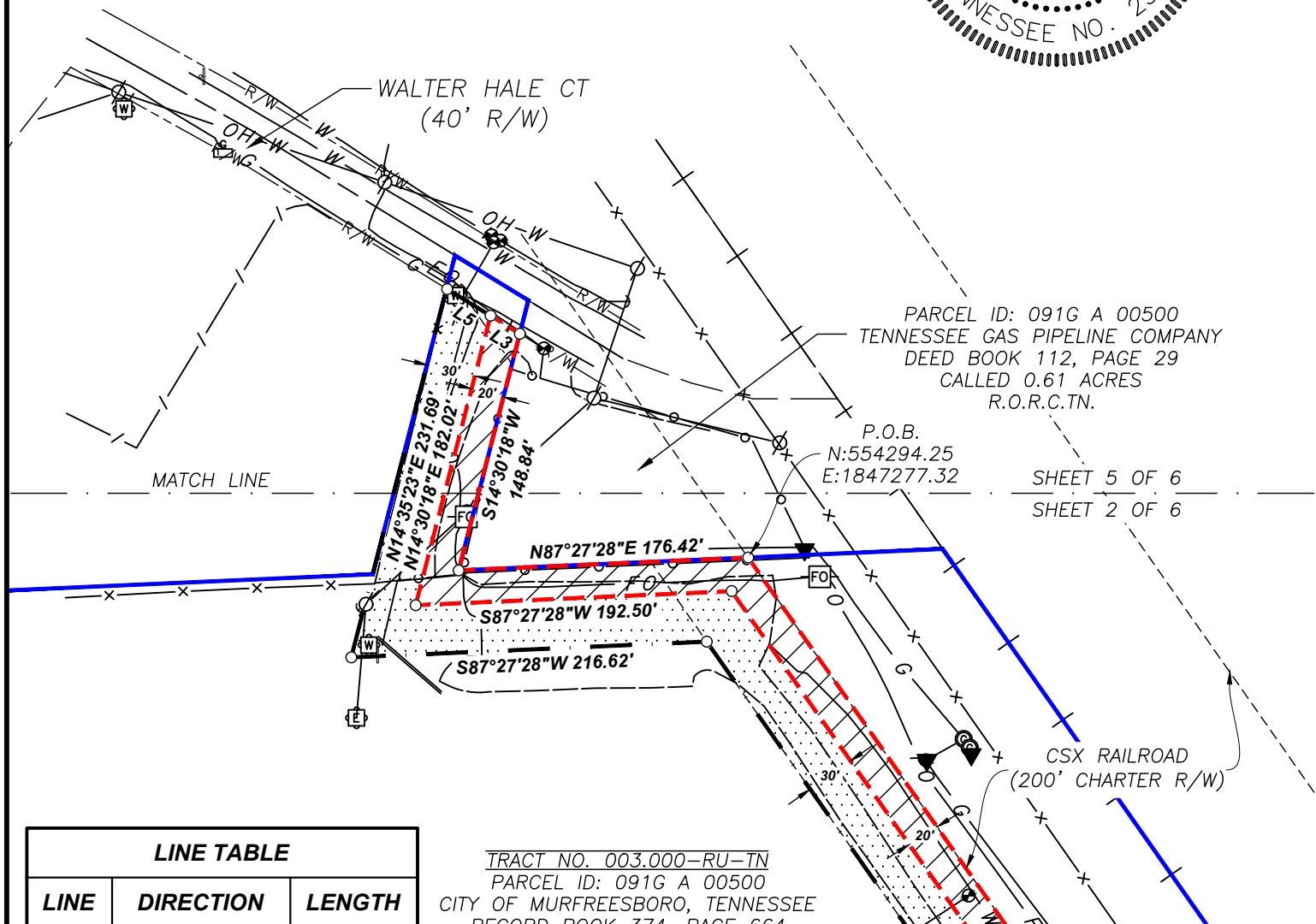
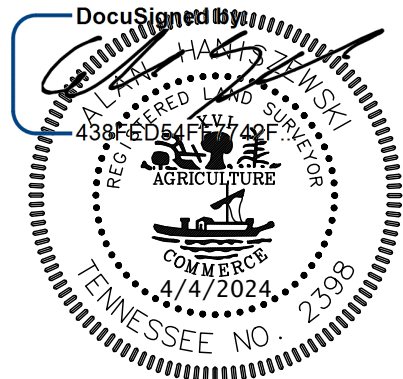


CERTIFICATION

I, ALAN HANISZEWSKI, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 374, PAGE 664); AND THAT THIS MAP WAS COMPLETED UNDER THE AUTHORITY OF TENNESSEE TCA 62-18-126; THIS SURVEY IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED IN TENNESSEE RULE 0820-3-02; THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 3RD DAY OF APRIL 2024

DocuSigned by:  
  
 438FED54FF7742F...  
 ALAN HANISZEWSKI, RLS 2398



PARCEL ID: 091G A 00500  
 TENNESSEE GAS PIPELINE COMPANY  
 DEED BOOK 112, PAGE 29  
 CALLED 0.61 ACRES  
 R.O.R.C.TN.

P.O.B.  
 N:554294.25  
 E:1847277.32

SHEET 5 OF 6  
 SHEET 2 OF 6

LINE TABLE

LINE	DIRECTION	LENGTH
L3	S58° 26' 52"E	20.92'
L5	S58° 27' 39"E	31.02'

TRACT NO. 003.000-RU-TN  
 PARCEL ID: 091G A 00500  
 CITY OF MURFREESBORO, TENNESSEE  
 RECORD BOOK 374, PAGE 664  
 CALLED 14.9 ACRES  
 R.O.R.C.TN.  
 1205-1207 WALTER HALE CT

NOTES

- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: ATMOS ENERGY CORPORATION.
- AREA BY COORDINATE COMPUTATION METHOD.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00)
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
- THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES.
- THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

LEGEND

- 1/2" IRON ROD FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- FIBER PEDESTAL
- WATER METER VALVE
- UTILITY MARKER
- GAS RISER PIPE
- HYDRANT
- SIGN
- TREE
- BUSH
- SUBJECT TRACT
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADJOINER PROPERTY
- SAN SEWER LINE
- G GAS LINE
- W WATER LINE
- EASEMENT EDGE
- CHAIN LINK FENCE
- FENCE LINE
- CL OF ROAD
- CONCRETE/ASPHALT EDGE OF GRAVEL
- FO COMMUNICATION LINE
- RAILROAD TRACKS

P.O.B. - POINT OF BEGINNING  
 R.O.R.C.TN. - REGISTER'S OFFICE,  
 RUTHERFORD COUNTY, TENNESSEE  
 LDA PROJECT NO. ATM308



LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 1205-1207 WALTER HALE CT.  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

5 OF 6

TRACT NO.

03

DATE: 12/18/2023

ATMOS ENERGY CORPORATION

EXHIBIT "B"  
RUTHERFORD COUNTY, TENNESSEE  
PERMANENT EASEMENT AREA  
TEMPORARY WORKSPACE  
MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
MAP 91-G, PARCEL 05.00

DESCRIPTION FOR A VARIABLE WIDTH PERMANENT EASEMENT, AND A THIRTY (30) FOOT TEMPORARY WORKSPACE, BEING OUT OF A TRACT OF A CALLED 14.9± ACRES TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 374, PAGE 664, REGISTER'S OFFICE, RUTHERFORD, COUNTY, TENNESSEE, (R.O.R.C.TN.); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## PERMANENT EASEMENT AREA:

POINT OF BEGINNING (P.O.B., N:554294.25, E:1847277.32) ON THE MOST EASTERLY NORTH LINE OF SAID 14.9± ACRES TRACT, ON THE SOUTH LINE OF A CALLED 0.61± ACRE TRACT OF LAND, IN THE NAME OF TENNESSEE GAS PIPELINE COMPANY, AS RECORDED IN BOOK 112, PAGE 29, (R.O.R.C.TN.), AND ON THE WEST RIGHT-OF-WAY OF AN EXISTING TWO HUNDRED (200) FOOT CSX RAILROAD, FROM WHICH THE MOST EASTERLY NORTHEAST CORNER OF SAID 14.9± ACRES TRACT, THE SOUTHWEST CORNER OF SAID 0.61± ACRE TRACT, AND IN THE CENTER OF SAID CSX RAILROAD RIGHT-OF-WAY, BEARS: NORTH 87°27'28" EAST, A DISTANCE OF 118.56 FEET;

THENCE, ALONG THE WEST RIGHT-OF-WAY OF SAID CSX RAILROAD THE FOLLOWING TWO (2) CALLS,  
SOUTH 35°02'01" EAST, A DISTANCE OF 1,360.30 FEET;

THENCE, SOUTH 35°09'16" EAST, A DISTANCE OF 379.19 FEET;

THENCE, THROUGH SAID 14.9± ACRES TRACT THE FOLLOWING TWO (2) CALLS,  
SOUTH 54°50'44" WEST, A DISTANCE OF 14.34 FEET;

THENCE, SOUTH 56°46'56" WEST, A DISTANCE OF 368.32 FEET TO THE SOUTHWEST LINE OF SAID 14.9± ACRES TRACT, AND ON THE NORTHEAST LINE OF A CALLED 7.35± ACRES TRACT OF LAND, IN THE NAME OF CITY OF MURFREESBORO, AS RECORDED IN BOOK 476, PAGE 618, (R.O.R.C.TN.);

THENCE, ALONG THE NORTHEAST LINE OF SAID 7.35± ACRES TRACT, NORTH 80°35'58" WEST, A DISTANCE OF 29.54 FEET;

THENCE, THROUGH SAID 14.9± ACRES TRACT THE FOLLOWING SIX (6) CALLS,  
NORTH 56°46'56" EAST, A DISTANCE OF 370.95 FEET;

THENCE, NORTH 30°35'10" WEST, A DISTANCE OF 160.12 FEET;

THENCE, NORTH 35°09'16" WEST, A DISTANCE OF 198.96 FEET;

THENCE, NORTH 35°02'01" WEST, A DISTANCE OF 1,349.34 FEET;

THENCE, SOUTH 87°27'28" WEST, A DISTANCE OF 192.50 FEET;

THENCE, NORTH 14°30'18" EAST, A DISTANCE OF 182.02 FEET TO THE NORTH LINE OF SAID 14.9± ACRES TRACT, AND THE SOUTH RIGHT OF WAY OF WALTER HALE COURT;

THENCE, ALONG SAID SOUTH RIGHT OF WAY, SOUTH 58°26'52" EAST, A DISTANCE OF 20.92 FEET;

THENCE, ALONG THE WEST LINE SAID 0.61± ACRES TRACT, SOUTH 14°30'18" WEST, A DISTANCE OF 148.84 FEET TO THE SOUTHWEST CORNER OF SAID 0.61± ACRES TRACT;

THENCE, ALONG THE NORTH LINE OF SAID 0.61± ACRES TRACT, NORTH 87°27'28" EAST, A DISTANCE OF 176.42 FEET TO THE POINT OF BEGINNING CONTAINING 50,162 SQUARE FEET OR 1.15 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

## TEMPORARY WORKSPACE:

BEGINNING ON THE NORTH LINE OF THE AFOREMENTIONED 14.9± ACRES TRACT, ON THE SOUTH RIGHT OF WAY LINE OF WALTER HALE COURT, AND AT THE NORTHWEST EASEMENT CORNER OF THE PREVIOUSLY DESCRIBED 1.15± ACRES PERMANENT EASEMENT;

THENCE, ALONG THE WEST AND SOUTH EASEMENT LINE OF SAID 1.15± ACRES PERMANENT EASEMENT THE FOLLOWING SIX (6) CALLS,  
SOUTH 14°30'18" EAST, A DISTANCE OF 182.02 FEET;

THENCE, SOUTH 87°27'28" WEST, A DISTANCE OF 192.50 FEET;

THENCE, SOUTH 35°02'01" WEST, A DISTANCE OF 1,349.34 FEET;

THENCE, SOUTH 35°09'16" EAST, A DISTANCE OF 198.96 FEET;

THENCE, SOUTH 30°35'10" EAST, A DISTANCE OF 160.12 FEET;

THENCE, SOUTH 56°46'56" WEST, A DISTANCE OF 234.57 FEET;

THENCE, THROUGH SAID 14.9± ACRES TRACT THE FOLLOWING SEVEN (7) CALLS,  
NORTH 33°13'04" WEST, A DISTANCE OF 30.00 FEET;

THENCE, NORTH 56°46'56" EAST, A DISTANCE OF 205.92 FEET;

THENCE, NORTH 30°35'10" WEST, A DISTANCE OF 130.27 FEET;

THENCE, NORTH 35°09'16" WEST, A DISTANCE OF 197.71 FEET;

THENCE, NORTH 35°02'01" WEST, A DISTANCE OF 1,333.0 FEET;

THENCE SOUTH 87°27'28" WEST, A DISTANCE OF 216.62 FEET;

THENCE, NORTH 14°35'23" EAST, A DISTANCE OF 231.69 FEET TO THE NORTHWEST CORNER OF SAID 14.9± ACRES TRACT, ALSO BEING THE SOUTH RIGHT OF WAY OF WALTER AVENUE;

THENCE, ALONG SAID SOUTH RIGHT OF WAY, SOUTH 58°27'39" EAST, A DISTANCE OF 31.02 FEET TO THE BEGINNING CONTAINING 69,452 SQUARE FEET OR 1.59 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY LDA ENGINEERING, ALAN HANISZEWSKI, 402 BNA DRIVE, SUITE 403, NASHVILLE, TN 37217.

CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HEREON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT, IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.

ALL BEARINGS, DISTANCES AND COORDINATES CONTAINED HEREIN ARE GRID DISTANCES, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00), IN U.S. SURVEY FEET.

A SURVEY EXHIBIT ACCOMPANIES AND IS A PART OF THIS EASEMENT DESCRIPTION (EXHIBIT "A").

AREA TABLE

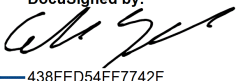
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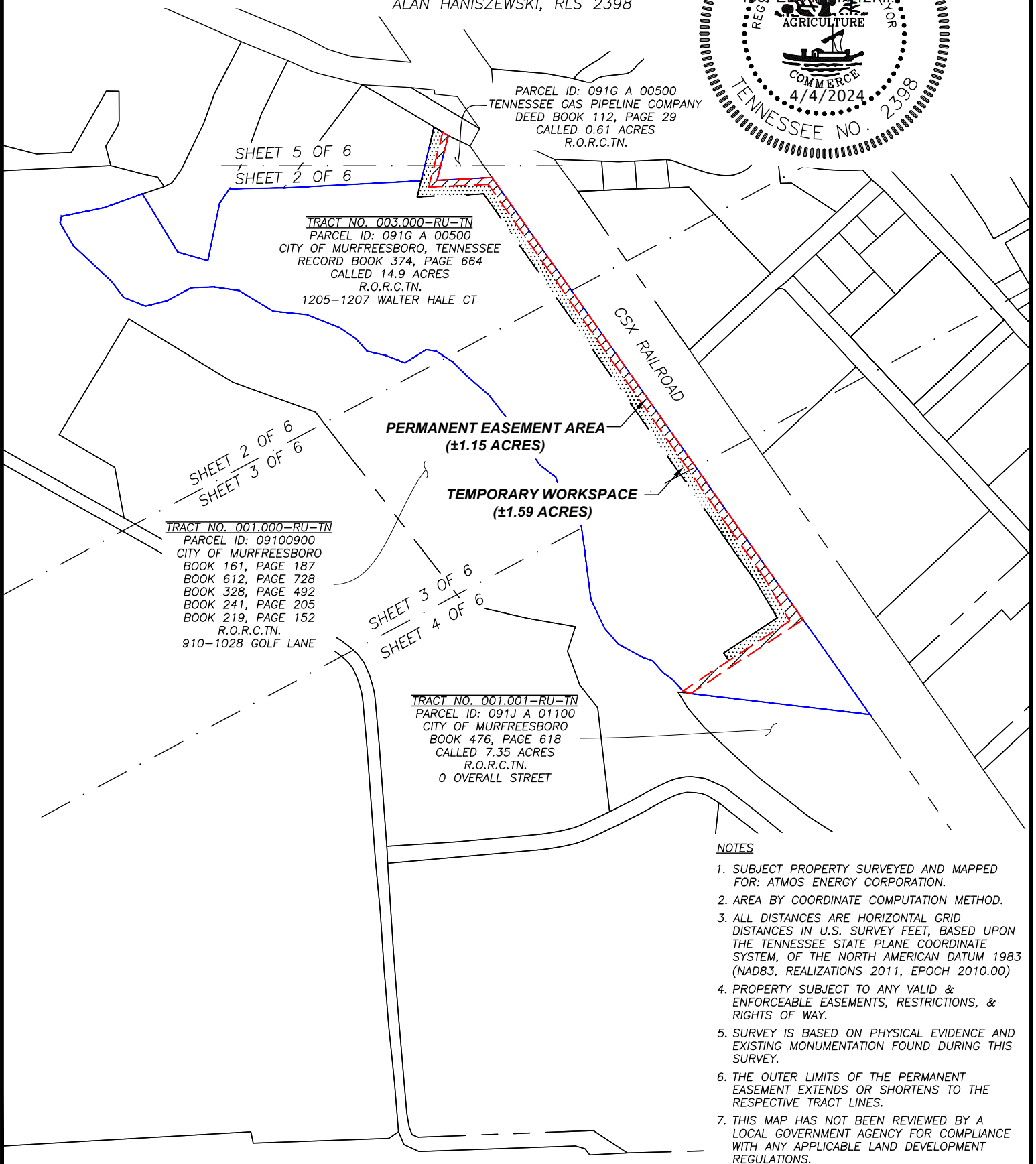
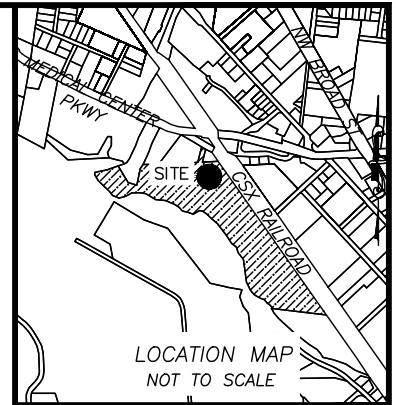
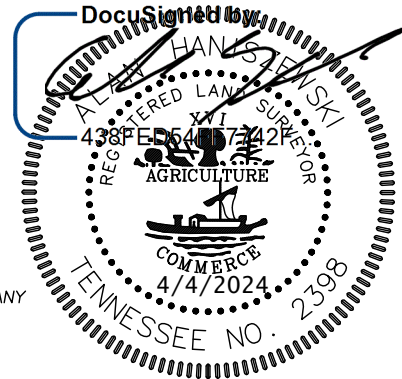
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LDA ENGINEERING

MEDICAL CENTER PKWY TO SR96 TRANSMISSION REPLACEMENT  
 ACROSS THE LANDS OF  
 CITY OF MURFREESBORO  
 1205-1207 WALTER HALE CT.  
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE  
 PERMANENT EASEMENT & TEMPORARY WORKSPACE

REV1: 02/29/24  
 REV2: 04/03/24

EASEMENT EXHIBIT

1 OF 6

TRACT NO.

03

DATE: 12/18/2023