

Ordinance #182

An Ordinance to change the zoning map of Ashland City, Tennessee in the area of highway 12 S. and Trinity Ind. Road.

Be it Ordained by the Council of the Town of Ashland City, Tennessee that the zoning map of Ashland City, Tennessee be changed from Residential A to Industrial-2 (under the new zoning ordinance). Land described as follows:

Lying in the 1st Civil District of Cheatham County, TN and being a portion of a larger tract of land belonging to Edward S. Caldwell as described in (Tax Map #65, Parcel #48) Deed Book 274, Page 944 at the Register's Office of Cheatham County, TN and being more particularly described as follows:

Beginning at a new iron rod in the South R.O.W. of State Route No. 12 at the Northwest corner of Smith and the Northeast corner of the herein described tract; thence from said point of beginning and on lines with Smith the following calls:

South 10 degrees 58 minutes 28 seconds West 189.03 feet to an old fence corner post,

South 19 degrees 51 minutes 32 seconds West 230.44 feet to an old fence corner post in the North R.O.W. of the Tennessee Central Railroad Company; thence with said R.O.W. the following calls:

North 77 degrees 37 minutes 51 seconds West 461.05 feet,  
North 77 degrees 10 minutes 07 seconds West 62.00 feet,  
North 76 degrees 28 minutes 04 seconds West 96.02 feet,  
North 73 degrees 38 minutes 29 seconds West 93.53 feet,  
North 71 degrees 10 minutes 46 seconds West 101.29 feet,  
North 68 degrees 29 minutes 32 seconds West 109.88 feet,  
North 65 degrees 23 minutes 26 seconds West 80.05 feet,  
North 63 degrees 50 minutes 51 seconds West 99.22 feet,  
North 61 degrees 30 minutes 04 seconds West 97.52 feet,  
North 58 degrees 36 minutes 39 seconds West 99.61 feet,  
North 55 degrees 42 minutes 51 seconds West 58.16 feet to a new iron rod in said R.O.W.; thence with the approximate centerline of a Tennessee Gas Pipeline Easement and on new lines the following calls:

North 43 degrees 18 minutes 34 seconds East 47.36 feet,  
North 52 degrees 14 minutes 25 seconds East 93.91 feet,  
North 57 degrees 59 minutes 52 seconds East 231.96 feet,  
North 53 degrees 00 minute 45 seconds East 59.17 feet,  
North 42 degrees 58 minutes 28 seconds East 101.99 feet,  
North 42 degrees 35 minutes 55 seconds East 60.18 feet,  
North 37 degrees 24 minutes 22 seconds East 131.49 feet to a new iron rod in the South R.O.W. of State Route No. 12; thence with said R.O.W. the following calls:



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South 44 degrees 13 minutes 45 seconds East 58.50 feet to a new iron rod,  
South 53 degrees 45 minutes 13 seconds East 424.30 feet to a new iron rod,  
South 64 degrees 31 minutes 30 seconds East 461.43 feet to an old concrete monument,  
South 63 degrees 50 minutes 08 seconds East 51.81 feet to the point of beginning and containing 14.84 Acres.

Included with the above description are the following:

1) A Tennessee Gas Pipeline Easement described as follows: Beginning at the Northwest corner of the above described tract in the South R.O.W. of State Route #12; thence with said R.O.W. the following calls:

South 44 degrees 13 minutes 45 seconds East 58.50 feet,  
South 53 degrees 45 minutes 13 seconds East 4.25 feet;  
thence leaving said R.O.W. on the following calls:

South 42 degrees 45 minutes 46 seconds West 57.01 feet,  
South 38 degrees 04 minutes 38 seconds West 91.91 feet,  
South 42 degrees 40 minutes 00 seconds West 120.07 feet,  
South 51 degrees 54 minutes 04 seconds West 134.35 feet,  
South 55 degrees 59 minutes 11 seconds West 204.45 feet,  
South 55 degrees 13 minutes 22 seconds West 50.71 feet,  
South 45 degrees 19 minutes 22 seconds West 52.77 feet to a point in the North R.O.W. of the Tennessee Central Railroad; thence with said R.O.W. the following calls:

North 58 degrees 36 minutes 39 seconds West 6.89 feet,  
North 55 degrees 42 minutes 51 seconds West 58.16 feet to the Southwest corner of the above described tract; thence with the West lines of the above described tract the following calls:

North 43 degrees 18 minutes 34 seconds East 47.36 feet,  
North 52 degrees 14 minutes 25 seconds East 93.91 feet,  
North 57 degrees 59 minutes 52 seconds East 231.96 feet,  
North 53 degrees 00 minute 45 seconds East 59.17 feet,  
North 42 degrees 58 minutes 28 seconds East 101.99 feet,  
North 42 degrees 35 minutes 55 seconds East 60.18 feet,  
North 37 degrees 24 minutes 22 seconds East 131.49 feet to the point of beginning.

This Ordinance shall take effect 20 days from passage of second reading, the public welfare requiring it.

1st reading January 13, 1998

2nd reading Feb. 10, 1998 2-10-98

Mary Grey Jenkins  
Mary Grey Jenkins, Mayor

Attest: Demetra O'Neal  
Demetra O'Neal, City Recorder

North 75 degrees 58 minutes 29 seconds West 93.53 feet,  
North 71 degrees 10 minutes 46 seconds West 101.29 feet,  
North 68 degrees 29 minutes 32 seconds West 109.88 feet,  
North 65 degrees 23 minutes 26 seconds West 80.05 feet,  
North 63 degrees 50 minutes 51 seconds West 99.22 feet,  
North 61 degrees 30 minutes 04 seconds West 97.52 feet,  
North 58 degrees 36 minutes 39 seconds West 99.61 feet,  
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new iron rod in said R.O.W.; thence with the approximate  
centerline of a Tennessee Gas Pipeline Easement and on new  
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new iron rod in the South R.O.W. of State Route No. 12;  
thence with said R.O.W. the following calls:

South 44 degrees 13 minutes 45 seconds East 58.50 feet to a  
new iron rod,  
South 53 degrees 45 minutes 13 seconds East 424.30 feet to a  
new iron rod,  
South 64 degrees 31 minutes 30 seconds East 461.43 feet to  
an old concrete monument,  
South 63 degrees 50 minutes 08 seconds East 51.81 feet to  
the point of beginning and containing 14.84 Acres.

Included with the above description are the following:

1) A Tennessee Gas Pipeline Easement described as follows:  
Beginning at the Northwest corner of the above described  
tract in the South R.O.W. of State Route #12; thence with  
said R.O.W. the following calls:

South 44 degrees 13 minutes 45 seconds East 58.50 feet,  
South 53 degrees 45 minutes 13 seconds East 4.25 feet;  
thence leaving said R.O.W. on the following calls:

South 42 degrees 45 minutes 46 seconds West 57.01 feet,  
South 38 degrees 04 minutes 38 seconds West 91.91 feet,  
South 42 degrees 40 minutes 00 seconds West 120.07 feet,  
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point in the North R.O.W. of the Tennessee Central Railroad;  
thence with said R.O.W. the following calls:

North 58 degrees 36 minutes 39 seconds West 6.89 feet,  
North 55 degrees 42 minutes 51 seconds West 58.16 feet to  
the Southwest corner of the above described tract; thence  
with the West lines of the above described tract the  
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North 42 degrees 58 minutes 28 seconds East 101.99 feet,  
North 42 degrees 35 minutes 55 seconds East 60.18 feet,  
North 37 degrees 24 minutes 22 seconds East 131.49 feet to  
the point of beginning.

2) A Nashville Gas Co. Easement (10' wide) lying along and parallel and south of the South R.O.W. of State Route No. 12 from the west line of the above described tract and extending in a southeasterly direction to the entrance driveway of Trinity Industries.

3) An ingress/egress easement along the East side of property for the use of property to the South as described in Deed Book 173, Page 498

The above description is according to a survey dated November 14, 1997 by The Reasons Company, Tony Reasons, RLS No. 1665, P. O. Box 218019, 179 Belle Forest Circle, Suite 203A, Nashville, Tennessee 37221.

This is part of the same property conveyed to Edward S. Caldwell by the warranty deed of record in Book 274, Page 944, in the Register's Office for Cheatham County, and devised to him by the Last Will and Testament of Sara S. Caldwell, Deceased, a certified copy of which is of record in Book 274, Page 944, in the said Register's Office.

The Ashland Company executes this instrument in compliance with the terms stated in that Memorandum of Joint Venture Agreement of record in Book 428, Page 91, in the said Register's Office.

This instrument is executed on behalf of Edward S. Caldwell by Carl J. Batson pursuant to the Durable Limited Power of Attorney of record in Book 428, Page 88, in the said Register's Office.

Mrs. Helen McCormick Caldwell, the wife of Edward S. Caldwell, has

EXHIBIT "A"

lying in the 1st Civil District of Cheatham County, TN and being a portion of a larger tract of land belonging to Edward S. Caldwell as described in (Tax Map #65, Parcel #48) Deed Book 274, Page 944 at the Register's Office of Cheatham County, TN and being more particularly described as follows:

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South 10 degrees 58 minutes 28 seconds West 189.03 feet to an old fence corner post,

South 19 degrees 51 minutes 32 seconds West 230.44 feet to an old fence corner post in the North R.O.W. of the Tennessee Central Railroad Company; thence with said R.O.W. the following calls:

North 77 degrees 37 minutes 51 seconds West 461.05 feet,  
 North 77 degrees 10 minutes 07 seconds West 62.00 feet,  
 North 76 degrees 28 minutes 04 seconds West 96.02 feet,  
 North 77 degrees 37 minutes 51 seconds West 461.05 feet.

Personally appeared before me, Aubrey J. Harris, a Notary Public in and for said County and State, the within named Carl J. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, being so authorized to do, executed the within instrument for the purposes therein contained by signing the name of Edward S. Caldwell, one of the bargainors, by himself as attorney-in-fact for the said bargainor pursuant to the Durable Limited Power of Attorney of record in Book 428, Page 88, in the Register's Office for Cheatham County, Tennessee.

STATE OF TENNESSEE  
 COUNTY OF CHEATHAM

Witness my hand and official seal at Ashland City, Tennessee, this 20th day of November, 1997.

unimproved (X) property, known as Highway 12, South, Ashland City, TN 37015  
 This is improved ( ) property, known as \_\_\_\_\_  
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of November, 1997  
 Edward S. Caldwell The Ashland Company, A Tennessee Limited Partnership  
 By: Carl J. Batson By: The Bush Company, General Partner  
 Carl J. Batson, Attorney-in-Fact By: Carl J. Batson  
 Carl J. Batson, Attorney-in-Fact By: Carl J. Batson, President

Aubrey J. Harris  
Notary Public

My Commission Expires: 4-31-99

STATE OF TENNESSEE  
COUNTY OF CHEATHAM

Before me, Aubrey J. Harris, a Notary Public in and for the State and County aforesaid, personally appeared Carl J. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged that he is the President of The Bush Company, A Tennessee Corporation, and that the said corporation is the general partner of The Ashland Company, A Tennessee Limited Partnership, and that he, as President of The Bush Company and being so authorized to do, executed the foregoing instrument for the purposes contained therein by signing the said corporation's name in its capacity as the general partner of The Ashland Company.

Witness my hand and official seal at Ashland City, Tennessee, this 20th day of November, 1997.

Aubrey J. Harris  
Notary Public

My Commission Expires: 4-31-99

WARRANTY DEED

FROM

EDWARD S. CALDWELL

TO

SOUTHERN LAND DEVELOPMENT,  
L. L. C.

CHEATHAM COUNTY, STATE OF TENNESSEE  
I, the undersigned, Register of Deeds, do certify this instrument was received at 9:00 a.m. on 11-20-1997 entered in Book No. 438 Page 286 entered in Amounts paid under receipt No. 43201  
STATE TAX DEED \$ 933.27  
STATE TAX MFGS \$  
PROBATE FEE \$ 16.00  
RECORDING FEE \$ 1005.27  
TOTAL \$ 1954.54 REGISTER  
Dot Dowling



**ASHLAND CITY, TENNESSEE**

**APPLICATION FOR RECLASSIFICATION OF PROPERTY UNDER  
THE ZONING ORDINANCE**

Application is hereby made to the Mayor and City Council, which first must be reviewed by the City Planning Commission, to reclassify the below described property now in a Residential A (R-1) District to a Residential B District (to be named R-4 under the new zoning ordinance).

General Description of Property: 18.27 acres along the north margin of Highway 12 in approximately 600 feet of width from the Tennessee Gas Pipeline Easement near the intersection of Caldwell Road to property owned by Robert Simmons to the East.

The reason for requesting such a reclassification is to properly accommodate proposed construction of a condominium complex on this lot.

Accompanying this application is a petition signed by all of the adjacent property owners.

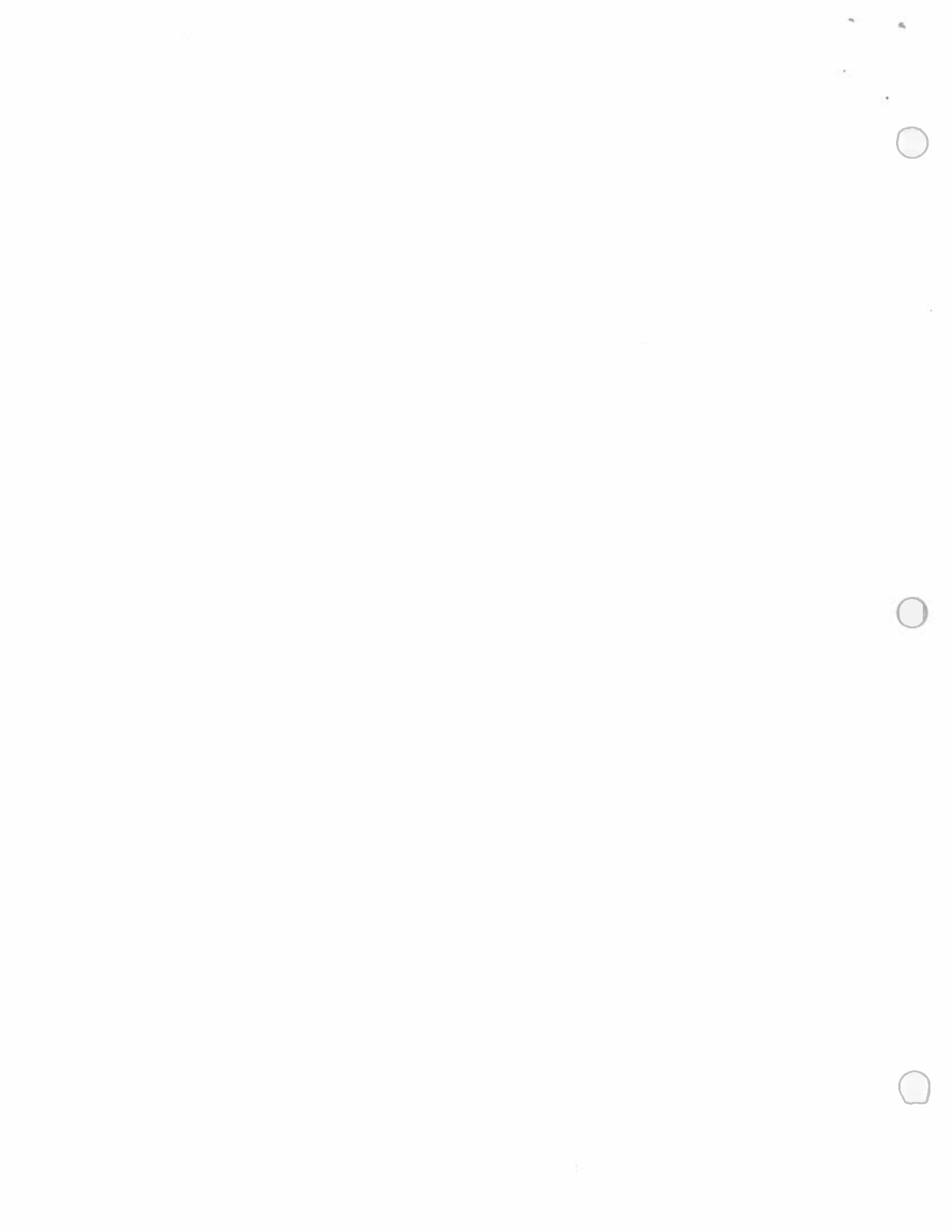
An administrative processing fee of \$25.00 has been paid in order that this request be officially considered.

Respectfully submitted this 19th day of December, 1997.



**John Rankin**  
The Ashland Company and  
Hickory Hills Joint Venture  
269-9050 804-5041

Address: The Ashland Company  
3377 Golf Club Lane  
Nashville, TN 37215





# THE REASONS COMPANY

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December 09, 1997

## DESCRIPTION OF 18.27 ACRES

Lying in the 1st Civil District of Cheatham County, TN and being a portion of a larger tract of land belonging to Edward S. Caldwell as described in (Tax Map #65, Parcel #48) Deed Book 274, Page 944 at the Register's Office of Cheatham County, TN and being more particularly described as follows:

Beginning at an old concrete monument in the North R.O.W. of State Route No. 12 at the Southwest corner of Robert Simmons and the Southeast corner of the herein described tract; thence with said R.O.W. the following calls:

North 66 degrees 46 minutes 58 seconds West 486.26 feet to a new iron rod,

North 60 degrees 54 minutes 42 seconds West 434.05 feet to a new iron rod,

North 48 degrees 53 minutes 35 seconds West 288.79 feet to a new iron rod,

North 54 degrees 36 minutes 16 seconds West 181.55 feet to a new iron rod in the East edge of a Tennessee Gas Pipeline Easement; thence with the East edge of said easement and on new lines the following calls:

North 27 degrees 27 minutes 25 seconds East 75.77 feet to a new iron rod,

North 43 degrees 59 minutes 22 seconds East 284.06 feet to a new iron rod,

North 44 degrees 09 minutes 36 seconds East 90.77 feet to a new iron rod,

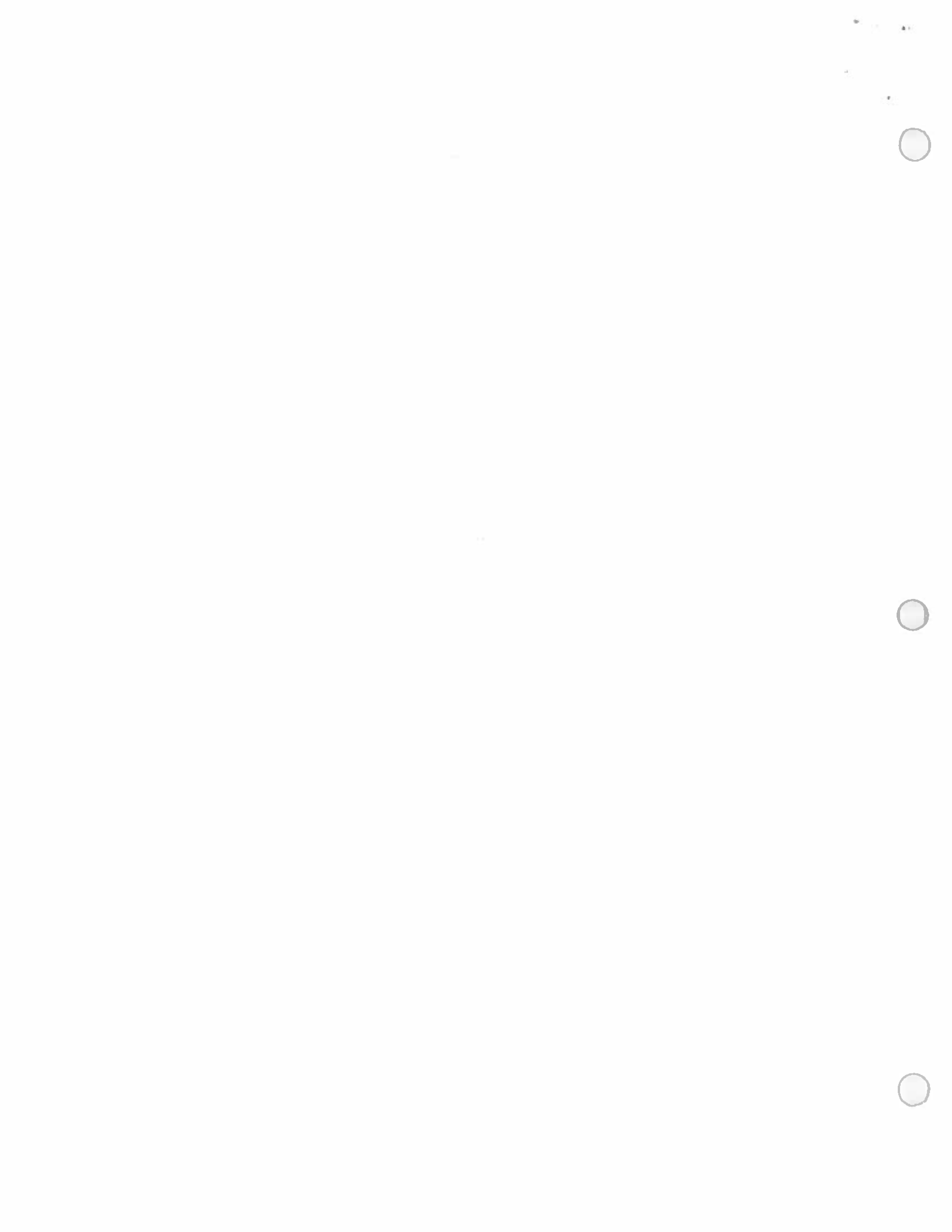
North 51 degrees 29 minutes 21 seconds East 187.84 feet to a new iron rod,

North 52 degrees 11 minutes 46 seconds East 10.88 feet to a new iron rod; thence continuing on a new line South 56 degrees 10 minutes 28 seconds East 1076.30 feet to a new iron rod in the West line of Claude Allen; thence with the West lines of Allen and then Simmons South 15 degrees 20 minutes 41 seconds West 579.62 feet to the point of beginning and containing 18.27 Acres.

**REZONING REQUEST -- HIGHWAY 12**

I support the rezoning of the property along the north margin of Highway 12 near the intersection of Caldwell Road from Residential A to Residential B:

1. Robert H. Lawrence
2. Robert A. Summers
3. Jaqueline J. King
4. Donna L. King
5. Ray Allen
6. Loric Allen
7. Steve E. Whelan
8. \_\_\_\_\_



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$$\frac{1}{2} \ln \frac{1+x}{1-x}$$

$$\frac{1}{2} \ln \frac{1+x}{1-x} = \frac{1}{2} \ln \frac{1+x}{1-x} \cdot \frac{1+x}{1+x} = \frac{1}{2} \ln \frac{1+x^2}{1-x^2}$$

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$$\frac{1}{2} \ln \frac{1+x^2}{1-x^2} = \frac{1}{2} \ln(1+x^2) - \frac{1}{2} \ln(1-x^2)$$

$$\frac{1}{2} \ln(1+x^2) - \frac{1}{2} \ln(1-x^2)$$

$$\frac{1}{2} \ln(1+x^2) - \frac{1}{2} \ln(1-x^2)$$

$$\frac{1}{2} \ln \frac{1+x^2}{1-x^2}$$

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The reason for requesting such a reclassification is to properly accommodate proposed construction of a condominium complex on this lot.

Accompanying this application is a petition signed by all of the adjacent property owners.

An administrative processing fee of \$25.00 has been paid in order that this request be officially considered.

Respectfully submitted this 19th day of December, 1997.



**John Rankin**  
The Ashland Company and  
Hickory Hills Joint Venture  
269-9050 804-5041

Address: The Ashland Company  
3377 Golf Club Lane  
Nashville, TN 37215



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I support the rezoning of the property along the north margin of Highway 12 near the intersection of Caldwell Road from Residential A to Residential B:

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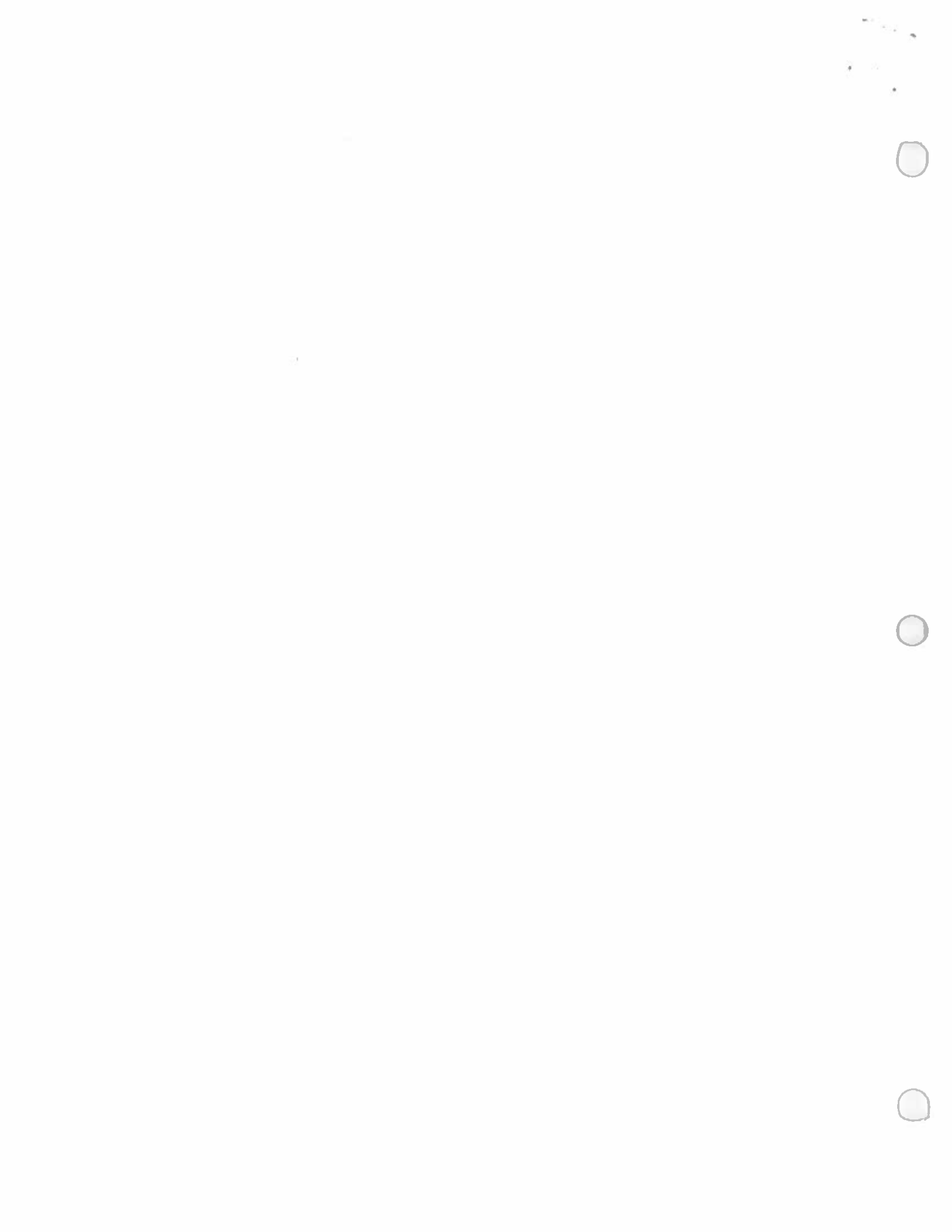
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# THE REASONS COMPANY

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December 09, 1997

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