

Ordinance #325

An Ordinance to change the zoning map of Ashland City, Tennessee on a portion of Hwy 12 South.

BE IT ORDAINED by the Mayor and Council of Ashland City, Tennessee that the zoning map of Ashland City, Tennessee be changed from R-1 to C-2 on a portion of Hwy 12 South described as follows:

A tract of land in the 1st Civil District of Cheatham County, Tennessee being Parcel 008.04 on Map#055 of the property Assessor's Office of Cheatham County, Tennessee the land conveyed to Jason and Sandy Cannon as recorded in Record Book 203, Page 560 of the Registers Office of Cheatham County, Tennessee and more particularly described as follows. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Dees offices in said County.

Starting at a point in the south margin of Tennessee Hwy 12 said point located 58.5 ft. southwest from and perpendicular to the centerline intersection of said road and Fairground Road thence, with said margin 62.55 ft. southeast to and Iron Rod (new) the Point of Beginning of this parcel and being the northwest corner of Parcel 126.00 on Map 062 belonging to Jason Schneider as shown in record Book 133 – Page 46 and proceeding:

- 1) With the west line of Schneider S26degrees23'57"W 76.78 ft. to an Iron Rod (new) in the north line of U.S.A. (Corp of Engineers), being N57degrees29'23"W 45.94 ft. from a Concrete Monument, thence;
- 2) With the U.S.A. N57degrees29'23"W 425.69 ft. to a Concrete Monument about 21 ft. east of an asphalt access road, thence;
- 3) Continuing with U.S.A. N15degrees52'14"E 89.45 ft. to a Concrete Monument in the south margin of Hwy 12, thence;
- 4) A curve to the right having an arc length of 443.69 ft. a radius of 2805.66 ft. a central angle of 09degrees03'39" and a chord bearing and distance of S56degrees 16'44"E 443.23 ft. to a Point of Beginning containing 0.866 Acres more or less according to a survey by Marvin T. Wright R.L.S. #2094 of Tennessee.

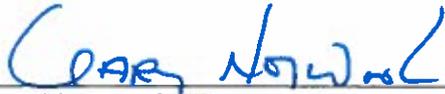
There exist a drainage easement at the northeast corner of this property to the benefit of State of Tennessee as shown in Deed Book 451 – Page 223. There is an easement crossing the eastern portion of this property about 45 ft. (according to Tennessee Hwy Plan) west of the northeast corner to the benefit of South Central Bell Telephone Company as shown in Deed Book 307 – Page 11.

This ordinance shall take effect 20 days after its second and final passage the public welfare requiring it.

1st reading 9-12-02

Public hearing 10-10-06

2nd reading 10-10-06



Gary Norwood, Mayor



Phyllis Schaeffer, City Recorder

A - Deed R4-10C1
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LEGAL DESCRIPTION

Being a tract of land lying on the west side of Highway 12 South, and lying in the 1st. Civil District of Cheatham County, Tennessee, and being more particularly described according to a survey dated June 16th, 2006 by Thomas H. Alley R.L.S. No. 922, as follows:

Tract 1

Beginning at an new iron pin in the west right-of-way of Highway 12 South, said point being the northwest corner of Primetrust Bank; thence leaving said right-of-way and following the west line of said Primetrust Bank S55°43'35"W 223.73 feet to a new iron pin, said point being the southwest corner of said Primetrust Bank and in the east line of Gary Allen Binkley; thence following the east line of said Binkley for 2 calls N27°17'02"W 18.44 feet to a PK nail set in the pavement; thence N36°55'21"E 230.33 feet to a PK nail set in the pavement, said point being in the west right-of-way of said Highway 12 South and the northeast corner of said Binkley.; thence with the west right-of-way of said Highway 12 South S36°24'37"E 92.61 feet to the point of beginning and containing 0.282 acres more or less.

The following easements are found on the above described tracts: a 10' water line easement as described in Deed Book 509, Pages 504 and 513; a public utility easement as described in Deed Book 490, Page 175; a drainage easement with an unspecified width and a centerline beginning at a point N36°56'34"W 124.15 feet from the east most corner of the above described Tract 1 in the margin of Highway 12 South, going S21°49'49"W 222.37 feet to a point in the southeast line of the property; a water line easement with an unspecified width and a centerline beginning at a point N46°36'37"W 62.58 feet from the east most corner of the above described Tract 1 in the margin of Highway 12 South going S37°28'33"W 138.18 feet to a hire hydrant; a sewer line easement with an unspecified width and a centerline beginning at a point N03°38'29"E 124.65 feet from the southwest corner of the above described Tract 2 going N83°47'28"E 154.97 feet to a manhole, thence N09°09'10"E 174.51 feet to the end of the sewer line; a power line easement with an unspecified width and a centerline beginning at a point N36°24'37"W 58.37 feet from the east most corner of the above described Tract 1 in the margin of Highway 12 South going S37°00'23"W 190.25 feet to a power pole, thence S37°37'33"W 181.71 feet to a power pole; and a 20 foot ingress and egress easement for access to each of the two tracts, the centerline of which begins at a PK nail set in the pavement in the margin of Highway 12 South where the two tracts meet going S36°55'21"W 230.33 feet to a PK nail set in the pavement, also a common corner of both tracts.

Being a part of the same property conveyed unto Gary Allen Binkley by deed from KUMU, LP, dated July 11, 2006, and recorded in Record Book 206, Page 910 in the Register of Deeds in Cheatham County, Tennessee.

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Wright & Associates
Land Surveyors
 1329 Hwy. 12 N. - Ashland City, Tn. 37015
 Wk.-615-238-4123 - Hm.- 615-792-4291

PROPERTY DESCRIPTION

Jason & Sandy Cannon

August 14, 2006

A tract of land in the 1st Civil District of Cheatham Co., Tennessee being Parcel 008.04 on Map no. 055 of the Property Assessor's Office of Cheatham Co., Tennessee the land conveyed to Jason & Sandy Cannon as recorded in Record Book 203, Page 560 of the Registers Office of Cheatham Co., Tennessee and more particularly described as follows. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

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- 2) With the U.S.A. N57°29'23"W 425.69 ft. to a Concrete Monument about 21 ft. east of an asphalt access road, thence;
- 3) Continuing with U.S.A. N15°52'14"E 89.45 ft. to a Concrete Monument in the south margin of Hwy. 12, thence;
- 4) A curve to the right having an arc length of 443.69 ft., a radius of 2805.66 ft., a central angle of 09°03'39" and a chord bearing and distance of S56°16'44"E 443.23 ft to the Point of Beginning containing 0.866 Acres more or less according to a survey by Marvin T. Wright R.L.S. # 2094 of Tennessee.

There exist a drainage easement at the northeast corner of this property to the benefit of State of Tennessee as shown in Deed Book 451 – Page 223. There is an easement crossing the eastern portion of this property about 45 ft. (according to Tennessee Hwy Plan) west of the northeast corner to the benefit of South Central Bell Telephone Company as shown in Deed Book 307 – Page 11.

~~This Description for Planning Commission Purposes Only.~~