

Ordinance #326

An Ordinance to change the zoning map of Ashland City, Tennessee on a portion of Thompson Road.

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 I-2 on a portion of Thompson Road described as follows:

See Attached

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

1<sup>st</sup> reading 10-10-06

Public hearing 11-14-06

2<sup>nd</sup> reading 11-14-06

GARY NORWOOD  
Gary Norwood, Mayor

Phyllis Schaeffer  
Phyllis Schaeffer, City Recorder

Map 65, Parcel 42  
 Gallager Rd.  
 Rod Wilkins  
 PO Box 127  
 Ashland City, TN 37015

Legal Description of the Hamilton Property, Map 65 parcel 42 1<sup>st</sup> Civil District, Cheatham County, Tenn., City of Ashland City R.O.C.C. Book 196 page 560.

Beginning on a point in the centerline of Gallagher Road, the southwest corner of Thompson and the southeast corner of this tract, thence leaving said road and running with the west boundary line of Thompson to points as follows: thence North 14 deg. 16' 12" East for 47.98 feet to a set rebar at the base of an old wood stake; thence North 14 deg. 16' 12" East for 124.32 feet to an existing flat iron bar; thence North 07 deg. 49' 59" East for 331.09 feet to an existing wood fence post in the south boundary line of Arm Properties Inc., thence on with the south boundary line of Arm Properties Inc and meandering with a fence row North 83 deg. 09' 34" West for 867.48 feet to an existing flat iron bar; the northeast corner of Hooten, thence on with the east boundary line of Hooten thence South 06 deg. 05' 15" West for 487.79 feet to an existing iron pin, the northwest corner of Arbers, thence on with Arbers and a fence row thence South 73 deg. 06' 49" East for 657.38 feet to an existing iron pin in the right of way of Gallagher Road; thence on South 73 deg. 06' 49" East for 30.92 feet to a point in the centerline of Gallagher Rd.: thence on with the centerline of said road thence to the beginning point of a curve to the Right having a radius of 704.52 from which the radius point bears South 35 deg. 07' 09" East, thence Right along said curve for an arc length of 188.55 said curve having a chord bearing of North 62 deg. 32' 52" East for 187.98 to the Point of Beginning, the area being 468429.85 square feet of 10.75 acres, more of less by calculation of Ronald E. Brenner R.L.S. #1833 dated 2/08/2006.

Map 65, Parcel 40.01  
 Thompson Rd.  
 Don Thompson  
 923 Neuhoff Ln.  
 Nashville, TN 37205

Legal Discription of the Thompson Property, Map 65 parcel 40.01 1<sup>st</sup> Civil District, Cheatham Co., Tenn., City of Ashland City R.O.C.C. Book 181 page 417

Beginning at a point in the westerly margin of State Highway No. 12 in Dozier's west line; hence with Dozier's line and an old fence, S 3 deg. 30' W 578 feet and S 39 deg 30' W 508.6 feet to a point in the northeasterly margin of Illinois Central Railroad's 100 feet right-of-way; thence along said right-of-way, N 51 deg 30' W 677.9 feet to a point; thence leaving said right-of-way, N 43 deg 30' E 156.5 feet; N 55 deg 15' E 381 feet; N 10 deg 50' E 107 feet; N 27 deg 05' E 107 feet; N 27 deg 05' W 291 feet; N 73 deg 30' E 387 feet; N 15 deg 0' W 211.5 feet and N 78 deg 10' E 145 feet to a point in the westerly margin if State Highway No. 12; thence along said margin S 15 deg 12' E 496 feet to the point of beginning, containing 15. 1 acres, more of less and described according to a survey made by John B. Bates, Surveyor.

Map 65, Parcel 40.02  
 Thompson Rd.  
 Don Thompson

923 Neuhoff Ln.  
Nashville, TN 37205

Legal Description of the Thompson Property, Map 65 parcel 40.02 1<sup>st</sup> Civil District,  
Cheatham Co., Tenn., City of Ashland City R.O.C.C. Book 293 page 224

Beginning at an iron pin the east boundary line of the Cheatham County Railroad property at the southwest corner of the J.C. Smith, Jr., property of record in Book 246, page 564, R.O.C.C. thence, with the southeasterly boundary line of said Smith property, N 44 deg. 27' 01" E, 332.98 feet to a point in the centerline of Thompson Steel Road, Thence, with new lines as follows: S 51 deg. 20' 02" E, 215.92 feet to a point in the center of a 30 foot easement. Thence, with the center of said easement S 38 deg. 36' 39" W, 330.56 feet to a point in the easterly boundary line of the Cheatham County Railroad property, Thence, with said east boundary line N 51 deg. 30' 00" W, 249.80 feet to the point of beginning, containing 1.77 acres more or less.

Map 65, Parcel 40  
Thompson Rd.  
Don Thompson  
923 Neuhoff Ln.  
Nashville, TN 37205

Legal Description of the Thompson Property, Map 65 parcel 40.00 1<sup>st</sup> Civil District,  
Cheatham Co., Tenn., City of Ashland City R.O.C.C. Book 293 page 215

Beginning on a point in the centerline of Thompson Steel Road at the southeast corner of the J. C. Smith, Jr. property of record in Book 246, Page 564, R.O.O.C. Thence, leaving said road on new lines to iron pins as follows: S 51 deg 23' 41" E, passing over an iron pin at 25.99 feet, on-in-all, 226.16 feet, S 38deg 42' 56" W, 60.00 feet, S 51 deg 24'59"E, passing over an iron pin at 324.35 feet, on-in-all, 349.35 feet, to a point in the centerline of Thompson Road. Thence, with the center of said road to points as follows: N 39 deg 34' 54" E, 11.96 feet, N 24deg 05' 14" E, 132.78 feet, N 14 deg 52' 37" E, 50.07 feet, N 17 deg 15' 16"E, 85.59 feet, N 32 deg 39' 13" E, 37.64 feet. Thence, leaving said road, with the Lewis Dozier property of record in Book 175 Page 83, R.O.C.C., S 06 deg 10'34"W, 319.22 feet to an existing car axle, S 37deg 17'26"W, 418.24 feet to an iron pin in the right-of-way of the Cheatham County railroad property. Thence, with said railroad, N 51 deg 30'00" W, passing over the center of Thompson Steel Road at 133.88 feet, on-in-all, 484.23 feet to a point in the centerline of a 30 foot easement. Thence, with said easement, N 38deg 36'39"E, passing the center of another 30 foot easement at 69.47 feet, on-in-all, 330.56 feet. Thence, leaving said easement, N 51deg 20'02"W, 215.92 feet to a point in the centerline of Thompson Steel Road. Thence, with the center of said road, N 44deg 27'01"E, 1.34 feet, N 54deg 30'16"E, 117.19 feet to the point of beginning.

Containing 5.16 Acres

According to a survey by Bennett & Sons surveyors & Planners, Inc., Mack Bennett, Jr.  
R.L.S. Tenn. # 477 dated: 11—1-89, Revised date: 3-9-90