

Ordinance #337

An ordinance to change the zoning map of Ashland city on a portion of Brookhollow Dr.

BE IT ORDAINED by the Mayor and Council of Ashland City, Tennessee that the zoning map of Ashland City, Tennessee be changed from R-3 to C-1 on a property on Brookhollow Dr. being more particularly described as follows:

Beginning at an iron pin in the southerly margin of margin of Brookhollow Drive at the Northeast corner of a 0.56 acre tract of E.M Pitt;

Thence, with the Southerly margin of Brookhollow Drive, S 73 degrees 41' 14" E, a distance of 25.33' to a point, with a curve to the left, having a radius of 192.57'. A central angle of 7 degrees 46'43", a length 26.14', a cord distance of 26.12' and a cord bearing of S 77 degrees 34'36" E to an iron pin;

Thence, with the lines of a 1.57 acre tract of E.M. Pitt, S 24degrees 36'01"E, a distance of 232.09' to an iron pin, S 65degrees 23'59"W, A distance of 40.00' to an iron pin and N 24degrees 36'01"W, a distance of 133.77' to an iron pin;

Thence, with the Easterly line of a 0.56 acre tract of E.M. Pitt, N 24 degrees 36'01" W, A distance of 130.64' to the beginning, containing 0.23 acres, more or less.

A central angle of 22degrees 51'20", a length of 76.82', A cord distance of 76.31' and a cord bearing of N 87 degrees 06'23" E to a point and N 75degrees 40'43" E. A distance of 19.41' to the beginning, containing 1.57 acres, more or less.

Further this property to include Exhibit B drainage and utility easement and Exhibit C ingress/egress easement being more particularly described as follows:

See attached

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

1<sup>st</sup> reading 7-10-07

Public hearing 8-14-07

2<sup>nd</sup> reading 8-14-07

GARY NORWOOD  
Gary Norwood, Mayor

Phyllis Schaeffer  
Phyllis Schaeffer, City Recorder

Drainage and Utility Easement Description

Also included in the above described Mayfield tract is a perpetual drainage & utility easement described as follows:

**BEGINNING** at an existing iron pin marking the intersection of the southeastern right-of-way margin of Frey Street (having an 80-foot right-of-way) and the southern right-of-way margin of Brook Hollow Drive (having a 50-foot right-of-way);

**THENCE**, leaving the southeastern right-of-way margin of Frey Street following the southern right-of-way margin of Brook Hollow Drive, South  $73^{\circ}41'14''$  East, 54.34' to an existing iron pin marking the southwestern right-of-way margin of an unimproved right-of-way known as Oak Street;

**THENCE**, leaving the said southern right-of-way margin of Brook Hollow Drive along the southwestern right-of-way margin of Oak Street, South  $24^{\circ}36'01''$  West, 264.41' to an existing iron pin in the southeast terminus of Oak Street; the actual point of beginning for this easement;

**THENCE**, with said southeastern terminus, North  $65^{\circ}23'59''$  East, 40.00' to an existing iron pin in the northeastern right-of-way margin of Oak Street;

**THENCE**, leaving said northeastern margin and severing the Mayfield Property, North  $65^{\circ}23'59''$  East, 90.00' to a point in the aforementioned southwestern property line of the Deb-El International LLC property;

**THENCE**, with the line common to Mayfield and Deb-El International, LLC, South  $24^{\circ}36'01''$  East, 100.98' to an existing witness pin in the bank of Puzzlefoot Creek;

**THENCE**, continuing along the line common to Mayfield and Deb-El International, LLC, South  $24^{\circ}36'01''$  East, 15.00' to a point in the center of Puzzlefoot Creek, a total distance of 316.39'; said point is located in the northwest line of that property belonging to Perry A. Tilghman as evidenced in Deed Book 445, Page 43, R.O.C.C., TN;

**THENCE**, with the northwestern line of the Tilghman Property along the meanderings of Puzzlefoot Creek, South  $39^{\circ}02'23''$  West, 65.04' to a point; said point marks a common corner to the said Tilghman Property and the Donner F. Johnson Property as evidenced in Deed Book 606, Page 559, R.O.C.C., TN;

**THENCE**, leaving Puzzlefoot Creek along the northern line of the said Johnson Property, South  $65^{\circ}20'18''$  West, 78.00' to an existing iron pin;

**THENCE**, continuing with the northern line of the Johnson Property, South  $65^{\circ}20'18''$  West, 72.00' to an existing iron pin located in Puzzlefoot Creek and the eastern line of the Jerry L. Hunt property as evidenced in Deed Book 183, Page 3, R.O.C.C., TN; a total distance of 150.00';

**THENCE**, with the line common to Mayfield and Hunt, North  $24^{\circ}39'42''$  West, 67.86' to an existing iron pipe marking a corner common to Hunt and the Anita Johnson Goldtrap Property as evidenced in Deed Book 318, Page 639, R.O.C.C., TN;

**THENCE**, with the east line of the Goldtrap Property, North  $24^{\circ}39'42''$  West, 75.70' to an existing iron pipe;

**THENCE**, leaving the Goldtrap's east line and severing the Mayfield Property, North  $64^{\circ}19'49''$  East, 78.44' to the actual point of beginning for this easement.

This above described easement contains approximately 29,294 S.F.

20-Foot Ingress/Egress Easement

In addition to the perpetual drainage & utility easement described above, John Mayfield grants a 20-foot wide ingress/egress easement described as follows:

BEGINNING at an existing iron pin in the southeastern right-of-way margin of Frey Street; said pin being common to Mayfield's northwestern property corner and the northeastern corner of a shared driveway;

THENCE, leaving said southeastern right-of-way margin along the line common to Mayfield and the shared driveway, South  $24^{\circ}36'01''$  East, 300.00' to an existing iron pipe in Goldtrap's northwest line; said pin is common to Mayfield's southwest property corner and the southeastern corner of said shared driveway and is the actual point of beginning for this easement;

THENCE, backtracking along the line common to Mayfield and the shared driveway, North  $24^{\circ}36'01''$  West, 20.00' to a point;

THENCE, leaving said common line and severing Mayfield, North  $66^{\circ}34'12''$  East, 71.60' to a point;

THENCE, North  $64^{\circ}19'55''$  East, 19.97' to a point;

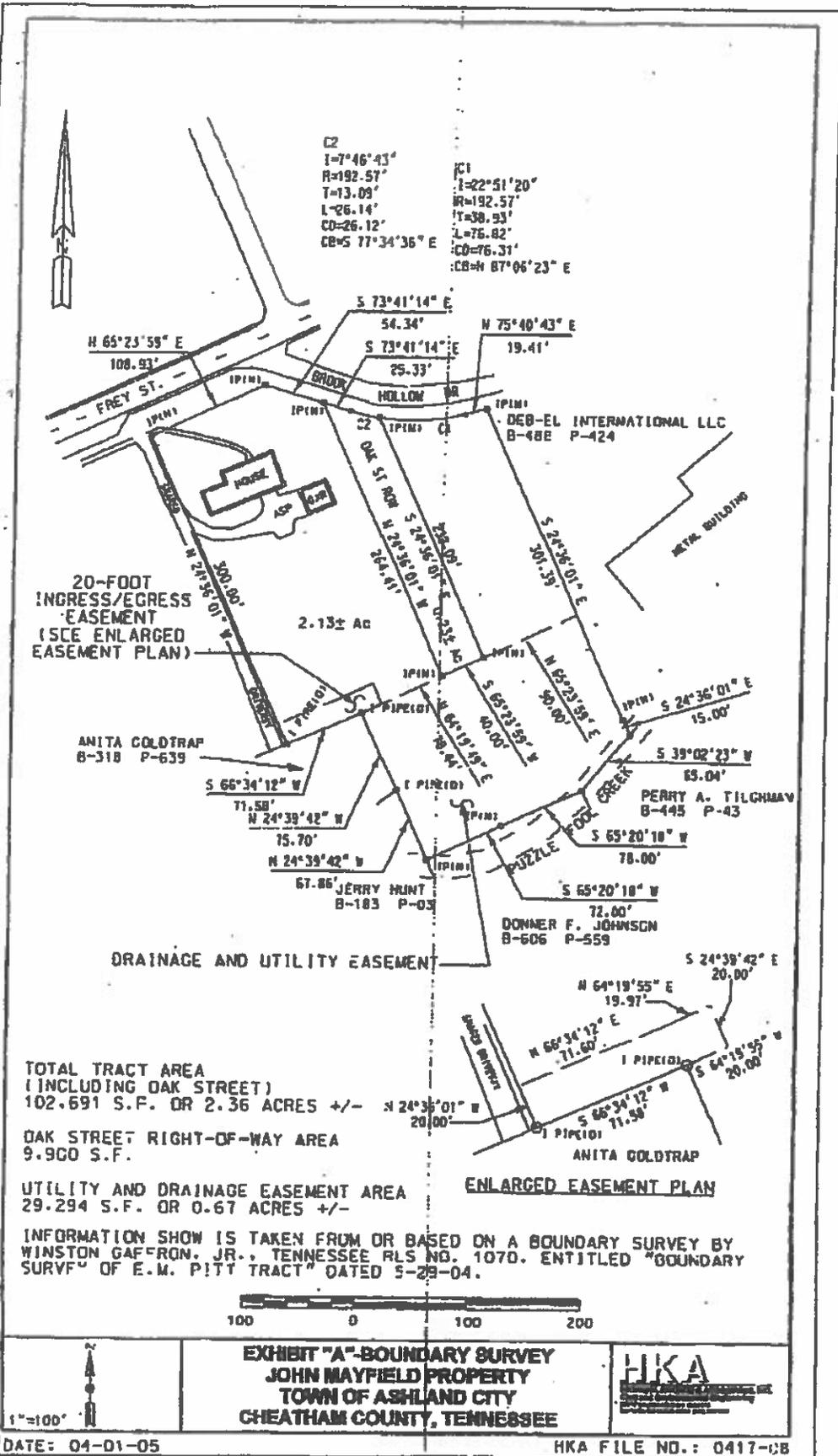
THENCE, South  $24^{\circ}39'42''$  East, 20.00' to a point in the northwestern boundary of the above described utility and drainage easement;

THENCE, with said northwestern boundary, South  $64^{\circ}19'55''$  West, 20.00' to an existing iron pipe; said pipe is common to Mayfield and Goldtrap;

THENCE, along the line common to Mayfield and Goldtrap, South  $66^{\circ}34'12''$  West, 71.58' to the actual point of beginning.

See Exhibit "A" attached hereto and made a part hereof.

The boundary and easement descriptions above are based on a survey performed by Winston Gaffron, Jr., Tennessee RLS No.1070, entitled "Boundary Survey of E. M. Pitt Tract", dated 5-29-04.



C2  
 I=7°46'43"  
 R=192.57'  
 T=13.09'  
 L=26.14'  
 CD=26.12'  
 CB=S 77°34'36" E

C1  
 I=22°51'20"  
 R=192.57'  
 T=38.93'  
 L=76.82'  
 CD=76.31'  
 CB=N 87°06'23" E

20-FOOT  
 INGRESS/EGRESS  
 EASEMENT  
 (SEE ENLARGED  
 EASEMENT PLAN)

ANITA GOLDTRAP  
 B-318 P-639

67.86° JERRY HUNT  
 B-183 P-03

DONNER F. JOHNSON  
 B-606 P-559

PERRY A. TILGHMAN  
 B-445 P-43

DEB-EL INTERNATIONAL LLC  
 B-48E P-424

DRAINAGE AND UTILITY EASEMENT

TOTAL TRACT AREA  
 (INCLUDING OAK STREET)  
 102,691 S.F. OR 2.36 ACRES +/-  
 OAK STREET RIGHT-OF-WAY AREA  
 9,900 S.F.

UTILITY AND DRAINAGE EASEMENT AREA  
 29,294 S.F. OR 0.67 ACRES +/-

INFORMATION SHOW IS TAKEN FROM OR BASED ON A BOUNDARY SURVEY BY  
 WINSTON GAFFRON, JR., TENNESSEE RLS NO. 1070, ENTITLED "BOUNDARY  
 SURVEY OF E.M. PITT TRACT" DATED 5-29-04.



**EXHIBIT "A" - BOUNDARY SURVEY**  
**JOHN MAYFIELD PROPERTY**  
**TOWN OF ASHLAND CITY**  
**CHEATHAM COUNTY, TENNESSEE**



DATE: 04-01-05

HKA FILE NO.: 0417-08