

Ordinance #306

An ordinance to change the zoning map of Ashland City, Tennessee on a portion of Frey Street.

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 portion of Frey St. addressed as 114 Frey St. more fully described as follows:

A certain tract of land or parcel of land located in the 1st Civil District of Cheatham County, Tennessee described as follows:

Beginning at an iron pin in the North margin of Brookhollow Drive the same being the Northwest corner of DEB-El International LLC property as shown in a deed of record in Book 488, Page 424, Register's Office for Cheatham County, Tennessee; thence leaving Brookhollow Drive South 24 degrees 36 minutes 01 second East, 301.39 feet to an iron pin; thence South 24 degrees 36 minutes 01 degree East, 15 feet to an iron pin in a creek; thence South 39 degrees 02 minutes 23 seconds West, 65.04 feet to an iron pin; thence 65 degrees 20 minutes 18 seconds West 78 feet to an iron pin and continuing on 72 feet to an iron pin in said creek; thence leaving the creek North 24 degrees 39 minutes 42 seconds West 67.86 feet to an iron pipe; thence continuing on 75.70 feet to an iron pipe; thence South 66 degrees 34 minutes 12 seconds West; 71.58 feet to an iron pipe thence North 24 degrees 36 minutes 01 second West 300 feet to an iron pin in the South margin of Frey Street; thence with the South margin of Frey Street North 65 degrees 23 minutes 59 seconds East 108.93 feet to an iron pin at the intersection of Frey Street and Brookhollow Drive; thence with the margin of Brookdhollow Drive South 73 degrees 41 minutes 14 seconds East, 54.34 feet to an iron pin; South 73 degrees 41 minutes 14 seconds East 25.33 feet to an iron pin; around a curve to the left having a radius of 192.57 feet a tangent of 13.09 feet a distance of 26.14 feet to an iron pin; and around a curve to the left having the radius of 192.57 feet a tangent of 38.93 feet, a distance of 76.82 feet to an iron pin; and North 75 minutes 40 minutes 43 seconds East 19.41 feet to the beginning, containing 2.36 acres more or less, according to survey of Winston B. Gaffron Tennessee Number 1070 dated May 29, 2004.

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

1st reading 5-10-05

Public hearing 6-14-05

2nd reading 6-14-05

Gary Norwood
Gary Norwood, Mayor

Phyllis Schaeffer
Phyllis Schaeffer, City Recorder

Ord # 306

**Application For:
RECLASSIFICATION OF PROPERTY UNDER
THE ZONING ORDINANCE**



P. O. Box 36 101 Court Street
Ashland City, Tennessee 37015
Phone 615-792-4211 Fax: 615-792-7100

Application is hereby made to the Mayor and City Council, which first must be reviewed by the City Planning Commission, to reclassify the property described below now in a R-3 district.

DESCRIPTION OF PROPERTY (Attach Map):

REASON FOR RECLASSIFICATION:

Rezone from R-3 to C-1 (Real Estate Business)

NOTE: 1. All applications for rezoning must be turned into City Hall no later than thirty (30) days prior to the upcoming planning commission meeting, if they are to be entertained at said meeting.

2. An accurate graphic and legal description of property to be rezoned must be submitted to the Building Official prior to consideration by the City Commissioners. In certain circumstances (i.e. large annexation requests having irregular boundaries) these legal descriptions must be submitted prior to planning commission consideration.

3. The applicant will submit the names and addresses of all owners of adjacent property within 1,000 feet. The applicant must also submit a map showing the property within 200 feet of said property.

** A fee of \$100.00 must be paid before the request will be officially considered. **

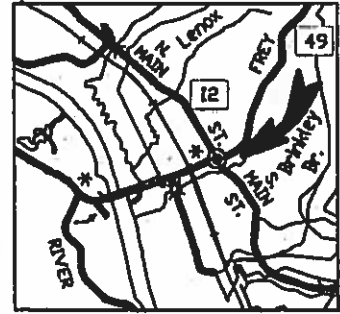
Name: Patty Kennedy / John Mayfield Phone: 792-1910
Address: 114 Frey Street, Ashland City, TN

Respectfully submitted this 25th day of April, 2005

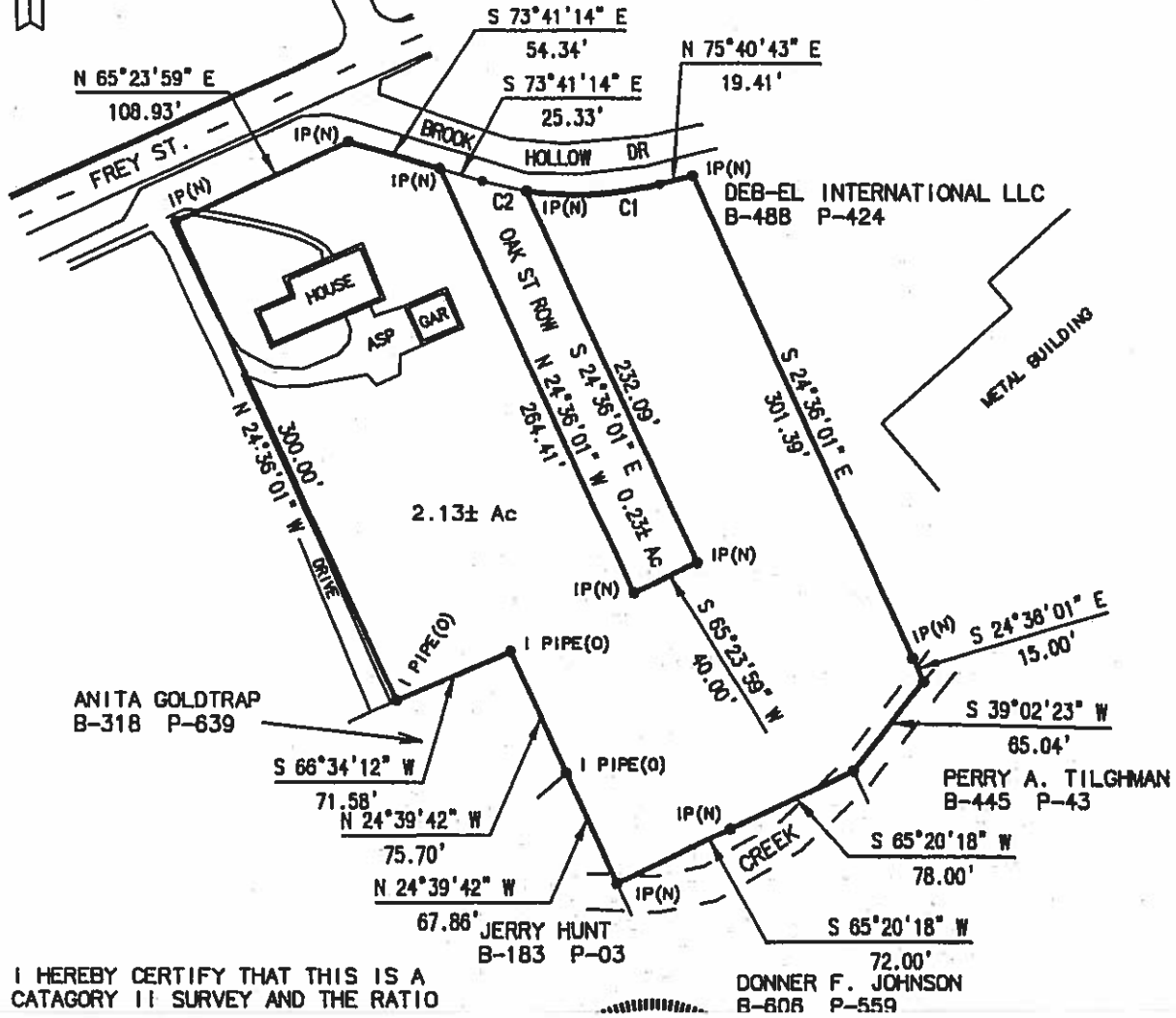


C2
I=7°46'43"
R=192.57'
T=13.09'
L=26.14'
CD=26.12'
CB=S 77°34'36" E

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



VICINITY MAP



I HEREBY CERTIFY THAT THIS IS A
CATAGORY II SURVEY AND THE RATIO

DONNER F. JOHNSON
B-608 P-559

ADDRESS NEW OWNER:
John E. Mayfield
606 North Main Street
Ashland City, Tennessee 37015

Rec # 12295
Rec'd: 15.00
State: 703.00
Clerk: 1.00
COP: 2.00
Total: 721.00
Instrument: 74256
Bk: XI Ps 322
Recorded
1/14/2005 at 9:00 am
in Record Book
132 Pages 18-20

SEND TAX BILLS TO:
Same

MAP: 55 C Group P
PARCEL: 02800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, Elizabeth Gayle Pitt Ford and Mary Nell Hinton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John E. Mayfield, hereinafter called the Grantee, his heirs and assigns, a certain tract of land or parcel of land located in the 1st Civil District of Cheatham County, Tennessee, described as follows:

BEGINNING at an iron pin in the North margin of Brook Hollow Drive the same being the Northwest corner of DEB-EL International LLC property as shown in a deed of record in Book 488, Page 424, Register's Office for Cheatham County, Tennessee; thence leaving Brook Hollow Drive South 24 degrees 36 minutes 01 second East, 301.39 feet to an iron pin; thence South 24 degrees 36 minutes 01 degree East, 15 feet to an iron pin in a creek; thence South 39 degrees 02 minutes 23 seconds West, 65.04 feet to an iron pin; thence 65 degrees 20 minutes 18 seconds West 78 feet to an iron pin and continuing on 72 feet to an iron pin in said creek; thence leaving the creek North 24 degrees 39 minutes 42 seconds West 67.86 feet to an iron pipe; thence continuing on 75.70 feet to an iron pipe; thence South 66 degrees 34 minutes 12 seconds West; 71.58 feet to an iron pipe; thence North 24 degrees 36 minutes 01 second West 300 feet to an iron pin in the South margin of Frey Street; thence with the South margin of Frey Street North 65 degrees 23 minutes 59 seconds East 108.93 feet to an iron pin at the intersection of Frey Street and Brook Hollow Drive; thence with the margin of Brook Hollow Drive South 73 degrees 41 minutes 14 seconds East, 54.34 feet to an iron pin; South 73 degrees 41 minutes 14 seconds East 25.33 feet to an iron pin; around a curve to the left having a radius of 192.57 feet a tangent of 13.09 feet a distance of 26.14 feet to an iron pin; and around a curve to the left having the radius of 192.57 feet a tangent of 38.93 feet, a distance of 76.82 feet to an iron pin; and North 75 minutes 40 minutes 43 seconds East 19.41 feet to the beginning, containing 2.36 acres more or less, according to survey of Winston B. Gaffron Tennessee Number 1070 dated May 29, 2004.

BEING all of the same property conveyed to Evander Pitt by deed from P. L. Pitt and wife, Sadie Pitt of record in Book 85, Page 71, Register's Office for Cheatham County, Tennessee, said property being devised to Elizabeth Gayle Pitt Ford with a life estate in Mary Nell Pitt under the Last Will and Testament of Evan McInes Pitt of record in Will Book 1, Page 109, Clerk and Master's Office for the Chancery Court of Cheatham County, Tennessee and all of the same property conveyed to E. M. Pitt and wife, Mary Nell Pitt by deed from W. C. Jackson and wife, Irene S.

248 H. Risk of Loss. The risk of hazard or casualty loss or damage to the Property shall be borne by the Seller until
249 transfer of title. If casualty loss exceeds 10% of the purchase price, Buyer may rescind with full refund of Earnest
250 Money.

251 I. Equal Housing. This Property is being sold without regard to race, color, sex, religion, handicap, familial status, or
252 national origin.

253 18. Survey and Flood Certifications. Survey Work and Flood Certifications are the best means of identifying boundary
254 lines and/or encroachments and easements or flood zones classifications. Buyer has the option to obtain a Mortgage Loan
255 Inspection or Boundary Line Survey and Flood Zone Certifications.

256 19. Sewage Disposal System.

257 The plumbing system is connected to the public sewer.

OR

258 The Property is served by a septic tank or other private disposal system.

259 The system may or may not meet state and local requirements. It is the right and responsibility of Buyer to determine the
260 compliance of the system with state and local requirements.

261 20. Exhibits And Addenda. All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of
262 this Agreement:

- 263 _____
- 264 _____
- 265 _____
- 266 _____
- 267 _____
- 268 _____
- 269 _____
- 270 _____
- 271 _____
- 272 _____
- 273 _____
- 274 _____
- 275 _____
- 276 _____

277 21. Special Stipulations. The following Special Stipulations, if conflicting with any preceding paragraph, shall control.

278 *Subject to property located at 303 W. Main St.*
279 *Closing on or before May 31st, 2005.*
280 *Subject to buyer having property rezoned*
281 *from R3 to C-1.*
282 *Subject to buyer approving new property*
283 *line.*
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292 22. Method of Execution. The parties agree that signatures and initials transmitted by facsimile, other photocopy
293 transmittal, or by transmittal of digital signature as defined by the applicable State or Federal Law will be acceptable and
294 may be treated as originals and that the final Purchase And Sale Agreement containing all signatures and initials may be
295 executed partially by original signature and partially on facsimile, other photocopy documents, or by digital signature as
296 defined by the applicable State or Federal Law.

