

Ordinance #148

An Ordinance to change the zoning map of Ashland City, Tennessee in the area of Highway #12 South

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 A, on the property described as follows:

Industrial Development Board of Cheatham County

THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN the 1st Civil District of Cheatham ~~CHEATHAM~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEGINNING at a stone in Stokes' west boundary line marked "W.E.W.", running thence N 3-3/4° E 134 poles to a rock pile, Stokes' and Simpkins' corner, and also the northeast corner of the old Wilkerson lands; thence with Simpkins' line, N 85° W 132 poles to a stake and pointers; thence N 5° E 16 poles to a white oak; thence N 85° W 83-1/5 poles to a rock pile, Mayo's corner; thence S 4-1/2° W 128 poles to a point in Hydes Ferry Pike near a culvert; thence N 56-1/2° W 9-3/5 poles to a stake in the pike; thence S 28° W, crossing the west right-of-way fence of the Tennessee Central Railroad at 70.6 poles, continuing on in all 164 poles to Cumberland River; thence up the river as follows: S 56-1/2° E 134 poles, S 59-1/2° E 142 poles to S. L. Stokes' corner; thence with Stokes' line, N 13-1/4° E crossing the west fence of the Tennessee Central Railroad right-of-way at 90 poles, continuing on crossing said pike at 152 poles, in all 247-3/5 poles to the beginning, containing 483-3/5 acres, more or less. BUT included in the foregoing description, acreage and boundaries are certain tracts of land which have been sold off of said described tract and should be expressly EXCLUDED from any conveyance of said above described tract, and which are bounded and described as follows: (1) Tennessee Central Railroad right-of-way which crosses the east boundary of the above described tract at a point N 13-1/4° W 90 poles; N 66° W 80 poles; N 60° W 20 poles; N 53° W 74 poles to a point in the western boundary of the lands of said above described tract at a point N 28° E 93.4 poles from the southwest corner of said tract, said right-of-way is 100 feet in width extending 50 feet on each side of the center of the right-of-way above described and containing 9-9/10 acres, more or less. (2) A parcel of land leased to Tennessee Central Railroad by G. W. Killebrew, et al, as of record in Book X, page 58, Register's Office for Cheatham County, Tennessee, beginning at a point in the northerly right-of-way line of the Tennessee Central Railroad, near Gravelote Station, said point being 2322 feet west of mile post 24 from Nashville and 50 feet from center of main line of the Tennessee Central Railroad; thence in a northeasterly direction 330 feet to a point 250 feet measured at right angles to the center of the main line of the Tennessee Central Railroad; thence in an easterly direction parallel to and 250 feet from the center line of the Tennessee Central Railroad, 900 feet to a (description continued on attached sheet)

TRACT 1:

Land located in Cheatham County, Tennessee, being fifty acres of land, more or less, together with an easement for ingress and egress, which is described as follows:

BEGINNING at an iron pin in the southerly margin of Illinois Central Railroad's right of way and in Smith's westerly line; thence along said right of way as follows: North 79° West 541 feet; thence North 77° 30' West 253.3 feet; North 72° 30' West 204 feet; North 68° West 104.2 feet; North 64° 30' West 203.5 feet; North 55° west 206.7 feet and North 53° West 332 feet to a post; thence leaving said right of way with Uhlian's line, South 13° 30' West 1,339 feet to an iron pin at the top of the Cumberland River Bank; thence leaving Uhlian, with the river bank and U. S. Government Take-Line, South 66° East 1,587.2 feet to an iron pin; thence with a drain, U. S. Government Line, and Smith's line, North 23° East 1,395 feet to the point of beginning, containing fifty acres, more or less, described according to survey by John B. Bates, dated January 17, 1973.

Together with a 50 foot Perpetual Easement for Ingress and Egress described as follows:

BEGINNING at an iron pin in the south margin of Tennessee Highway No. 12 Smith's Northwest corner; thence with said highway North 67° West fifty feet to an iron pin; thence leaving the highway and continuing with a line parallel to Smith, south 19° West 460 feet to a point in the north margin of Illinois Central Railroad right of way; thence with said right of way in an easterly direction fifty feet to a point in Smith's line; thence with Smith's line and a fence North 19° East 450 feet to the point of beginning.

Being the same property conveyed to Nashville Bridge Company by deed of The Industrial Development Board of Cheatham County dated February 26, 1990, recorded in Book 302, page 299, Register's Office of Cheatham County, Tennessee.

TRACT 2:

Land in the 1st Civil District of Cheatham County, Tennessee, described as follows

BEGINNING at the point where the westerly boundary of the present Nashville Bridge Company property intersects the south margin of the Illinois Central Gulf Railroad right of way; thence with the said Nashville Bridge Company line South 10° 31' West 1,356 1/4 feet to an iron pin in the United States of America line at the Cumberland River; thence with the said United States of America line North 61° 49' west 958.3 feet to a metal post, and North 62° 49' west 158.49 feet to an iron pin; thence, a new line, North 27° 21' east 714.97 feet to an iron pin in the United States of America line; thence with the United States of America line South 65° east 863.31 feet to a metal post, North 33 1/4° east fifty feet to a metal post, and North 40° 6' west 920 feet to a metal post; thence, a new line, North 27° 21' east 214.63 feet to an iron pin in the south margin of the said railroad right of way; thence with the said railroad right of way South 56° 11' east 728.4 feet to the beginning, containing 24 acres, more or less.

BEING property conveyed to Nashville Bridge Company, by deed from the Industrial Development Board of Cheatham County, of record in Book 190, page 861, Register's Office for Cheatham County, Tennessee.

point; thence in a southeasterly direction 330 feet to a point in the right-of-way line of the Tennessee Central Railroad 922 feet east of mile post 24 from Nashville; thence in a westerly direction along the northerly right-of-way line of the Tennessee Central Railroad, and parallel to and 50 feet from the center line of the Tennessee Central Railroad 1400 feet to the point of beginning, and containing 5.28 acres.

(3) Two tracts of land conveyed to the United States of America by deed from Hubert C. Cunningham, dated January 7, 1953, and recorded in Book 87, page 177, Register's Office for Cheatham County, Tennessee, described as follows, to-wit: Two tracts of land, being Tracts Nos. F-614-1 and F-614-2, of the Cheatham Lock and Dam Project, containing 63.57 acres, and being situate on the right descending bank of Cumberland River, more particularly described as follows: Tract F-614-1: Beginning at a point in the line of the lands now or formerly of Thomas W. Dozier, said point being S 28° 0' W 240 feet from the most northeasterly corner of the lands of said Dozier, and the most northwesterly corner of the lands of the subject owner; thence from the point of beginning, and severing the lands of the subject owner, N 63° 0' W 360 feet, S 25° 0' W 200 feet, S 50° 0' E 690 feet, N 64° 0' E 130 feet, S 89° 30' E 620 feet, S 62° 30' E 620 feet, S 38° 0' E 400 feet; N 64° 0' W 530 feet; S 50° 0' E 850 feet; S 61° 30' E 410 feet, S 36° 0' E 720 feet, S 6° 0' W 50 feet, N 65° 0' W 2,120 feet, S 46° 0' E 480 feet, S 27° 0' W 80 feet, N 52° 30' W 1,010 feet, N 8° 0' W 260 feet, N 65° 0' W 520 feet, S 17° 0' W 250 feet, N 45° 30' W 830 feet and N 4° 0' E 320 feet to a point in the lands of Thomas W. Dozier; thence along said Dozier line, N 28° 0' E 330 feet to the point of beginning, containing 53.22 acres, more or less.

Tract No. E-614-2: BEGINNING at a point in the line of the lands now or formerly of Thomas M. Dozier, said point being south 28° 0' W 1,435 feet from the most northeasterly corner of the lands of said Dozier, and the most northwesterly corner of the lands of the subject owner; thence from the point of beginning and severing the lands of the subject owner, S 56° 15' E 1,820 feet, S 59° 30' E 1,780 feet and S 62° 30' E 900 feet to a point in the east boundary line of the lands of the subject owner; thence along said boundary line, S 14° 30' W 90 feet to a point in the low water line of the Cumberland River; thence northwesterly and downstream following the meanderings of said water line, a distance of 4,550 feet, more or less, to a corner common to the lands of Thomas W. Dozier; thence leaving said water line and along said Dozier line, N 28° 0' E 75 feet to the point of beginning, containing 10.35 acres, more or less.

Grantor also grants to grantee all his right, title and interest in and to a right-of-way easement for access purposes reserved in deed from Hubert C. Cunningham to the United States of America, of record in Book 87, page 177, Register's Office for Cheatham County, Tennessee, same being approximately 520 feet in length and 15 feet in width on either side of the following described center line; BEGINNING at a point in the center of a road which traverses the land described above, said point being S 24° 0' E 810 feet from the most northwesterly corner of the residual lands of the grantor lying south of the Tennessee Central Railroad; thence S 27° 30' W 520 feet.

BEING all the remainder of that property conveyed to Charles C. Uhlian by deed from Harrison D. Willcutts, Sr., and Harrison D. Willcutts, Jr., of record in Book 96, page 115, Register's Office for Cheatham County, Tennessee.

Grantor retains the use of the residence located on the above property for ten years from date, and the use of the tenant house located thereon for two years.

~~Possession will be given six months from the date of the deed.~~ Charles C. Uhlian

THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN  
DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:  
CHEATHAM

Being Lot No. 1 as shown on the plan of McMurray Structural Steel Company, of record in Plat Book 1, Page 21, Register's Office for Cheatham County, Tennessee. And said Lot No. 1 begins at a point on the easterly line of the H. W. Caldwell property, said point being the northwest corner of the property along the Cumberland River conveyed by E. E. Matlock to the United States of America, as of record in Book 87, page 593, R.O.C.C. and being the southwest corner of the herein described tract; thence with Caldwell's east line north 12° East 619.6 feet to a point; thence South 68° 40' East 488.8 feet to a point; thence North 21° 20' East 200 feet to a point; thence South 68° 40' East 270.7 feet to a point in the center line of a 60' roadway easement; thence with said center line, South 21° 20' West 591.8 feet to a point; thence leaving said roadway center line, North 68° 40' West 150 feet to a point; thence South 21° 20' West 192.2 feet to a point in the northerly line of the previously referenced property conveyed to the United States of America; thence with said northerly line, North 71° 45' West 509.8 feet to the point of beginning and containing 10.3 acres more or less and being part of the same real property conveyed to the Grantors by deed of record in Book 131, page 183, Register's Office for Cheatham County, Tennessee.

This conveyance is subject to a 60' foot easement for roadway as shown on said plan of record.

Being the following property in Cheatham County, Tennessee, according to a survey by Barge, Waggoner, Sumner and Cannon, Inc., of October 17, 1988;

Being a parcel of land in the First Civil District of Cheatham County, Tennessee, south of Ashland City on Highway 12, being partially recorded in Plat Book 1, Page 21, R.O.C.C., and being more particularly described as follows:

#### Tract One

Beginning at an iron pin in the southerly margin of Highway 12, said pin being the northeast corner of H. W. Caldwell and the northwest corner of herein described tract; THENCE, with said southerly margin, the following calls: S 68° 16' 12" E, 577.00 feet to an iron pin; S 21° 43' 48" W, 12.00 feet to an iron pin; S 68° 16' 12" E, 594.16 feet to an iron pin at the northwest corner of Larry Robinson; THENCE, with Robinson's west line, S 17° 56' 40" 229.33 feet to an iron pin in the northerly margin of Walking Horse, Shelbyville Railroad; THENCE, with said railroad, the following calls: N 69° 03' 20" W, 635.20 feet to an iron pin; N 20° 56' 40" E, 25.00 feet to an iron pin; N 69° 03' 20" W, 17.80 feet to an iron pin; With a curve to the left 489.27 feet to an iron pin in east line of H. W. Caldwell, said curve having a central angel of 9° 14' 06", a radius of 3,035.50 feet and a chord of N 73° 40' 23" W, 488.74 feet; THENCE, with Caldwell's east line N 11° 59' 48" E, 274.76 feet to the point of beginning. Containing 274,413 square feet or 6.30 acres, more or less.

#### Tract Two

Beginning at an iron pin in the southerly margin of the above-mentioned railroad, said pin being the northwest corner of Tract G702 belonging to United States of America (Cheatham Lake); THENCE, with said government line, the following calls: S 11°

34' 00" W, 820.19 feet to a concrete monument in north bank of Bull Run Creek; N 55° 12' 13" W, 39.49 feet to a concrete monument; S 83° 53' 24" W, 40.49 feet to a concrete monument; S 45° 40' 52" W, 180.98 feet to a concrete monument; S 08° 28' 33" W, 229.80 feet to a concrete monument; N 54° 58' 58" W, 270.41 feet to a concrete monument; S 70° 07' 19" W, 596.35 feet to an iron pin in the north bank of the Cumberland River; THENCE, along said river bank,, N 71° 51' 00" W, 975.22 feet to a concrete monument in the east line of H. W. Caldwell; THENCE, with said Caldwell line N 11° 59' 48" E, 1,559.74 feet to an iron pin in the southerly margin of above mentioned railroad; THENCE, with said margin and a curve to the right 469.75 feet to an iron pin, said curve having a central angle of 9° 14' 50" a radius of 2,910.50 and a chord of S 73° 40' 46" E, 469.24 feet; THENCE, S 69° 03' 20" E, 1,429.38 feet to the point of beginning. Containing 2,635,380 square feet or 60.50 acres, more or less.

### Tract Three

Beginning at an iron pin in the southerly margin of State Route 12, said pin being the northeast corner of Sara B. King, of record in Book 222, Page 691, Register's Office, Cheatham County, Tennessee; THENCE, with said margin the following calls: With a curve to the right, 95.33 feet to an iron pin, said curve having a central angle of 01° 26' 49", a radius of 3,775.00 feet and a chord of S 58° 47' 36" E, 95.33 feet; S 58° 04' 11" E, 695.70 feet to an iron pin; With a curve to the left 155.78 feet to an iron in the northerly margin of the above-mentioned railroad, said curve having a central angle of 02° 18' 34", radius of 3,865.00 feet and a chord of S 59° 13' 28" E, 155.78 feet; THENCE, with said railroad, N 69° 03' 20" W, 875.98 feet to a 24-inch Hackberry in the east line of Sara B. King; THENCE, with

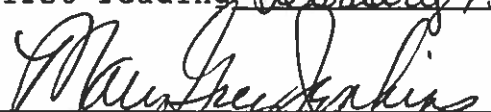
King's east line, N 03° 49' 25" E, 184.33 feet to the point of beginning. Containing 76,362 square feet or 1.75 acres, more or less.

Combined Tracts One, Two and Three total 2,986,155 square feet or 68.55 acres, more or less.

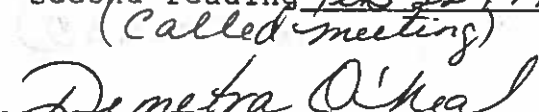
Being part of the property conveyed to Evans Transportation Company, an Illinois corporation, by Cheatham County Development Company by Deed of record in Deed Book 277, page 335, Register's Office, Cheatham County, Tennessee; further being part of the property conveyed to Evans Transportation Company, an Illinois corporation, by corporate merger with Graham Structures, Inc., formerly a Tennessee corporation, certified copies of said corporate documents from the Illinois Secretary of State, having been filed for record in <sup>City of</sup> Book 2, page 587, Register's Office, Cheatham County, Tennessee; and further being part of the property conveyed to Evans Transportation Company, an Illinois corporation, by Quitclaim Deed from Evans Product Company, a Delaware corporation, of record in Deed Book 222, page 258, Register's Office, Cheatham County, Tennessee.

This Ordinance shall take effect 20 days after its 2nd passage.

first reading February 13, 1996

  
Mary Greer Jenkins, Mayor

second reading Feb 22 1996

(Called meeting)  
  
Demetra O'Neal, City Recorder