

RESOLUTION 14-27

A RESOLUTION TO ACCEPT THE DONATION OF THE RIGHT-OF-WAY FOR RICE ROAD BETWEEN TOM LUNN ROAD AND JIM WARREN ROAD

WHEREAS, a Quit Claim Deed has been prepared and offered for dedication to the City of Spring Hill by Amber Lane Development, LLC; and

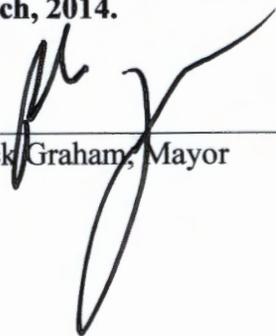
WHEREAS, Rice Road is identified as collector road in the Spring Hill Major Thoroughfare Plan; and

WHEREAS, Rice Road is a critical roadway for providing adequate connectivity in this area of Spring Hill; and

WHEREAS, the Board of Mayor and Alderman have determined that it is in the City of Spring Hill's best interest to accept the ROW for the future section of Rice Road to ensure completion of the road in the future; and

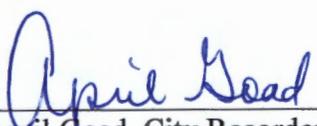
NOW, THEREFORE BE IT RESOLVED, that the Board of Mayor and Alderman for City of Spring Hill authorizes the Mayor to accept the donation of the ROW for Rice Road, described as Tract #1, and execute the necessary documents to complete the conveyance to the City of Spring Hill, Tennessee.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17th day of March, 2014.



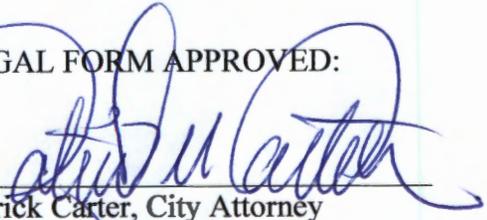
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



SUBJECT: Resolution 14-27, A Resolution to Accept the Donation of Right-of-Way for Rice Road between Tom Lunn Road and Jim Warren Road

**SUBMITTED BY: Victor Lay, City Administrator
Dan Allen, Assistant City Administrator**

DATE: March 7th, 2014

PURPOSE:

The purpose of this memorandum is to advise the Board of Mayor and Aldermen on the acceptance of donation of land for Rice Road.

BACKGROUND:

The Spring Hill Major Thoroughfare Plan, which was adopted in October 2007, shows Rice Road as a collector road. Last December, staff became aware that a future portion of Rice Road was inadvertently omitted from a plan for the proposed Abbingdon Downs development.

The developer and staff have met and discussed this issue. The ROW for Rice Road is going to be donated to the City by the developer as their proportionate share of the construction of the future roadway.

There are two remaining sections of the Cobblestone development that are located along the frontage of this ROW. These sections are in possession of the bank, and those sections will be required to contribute towards the construction of Rice Road when they are purchased and brought forward to be developed.

FINANCIAL IMPACT:

This is a dedication of land to the City, so there is no capital cost to acquire the land. There will be minimal costs associated with maintaining the land until Rice Road is constructed in the future.

Prepared by:
T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

Return to: T. Jake Wolaver

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Amber Lane Development LLC, FIRST PARTY, which expression shall include successors and assigns; and City of Spring Hill, Tennessee, SECOND PARTY, which expression shall include successors and assigns.

WITNESSETH:

For and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY all of its right, title and interest in and to the following described property:

BEING A PORTION OF LAND LOCATED IN THE 3RD CIVIL DISTRICT, TAX MAP 44 PARCEL 9.29 OF MAURY COUNTY, SPRING HILL, TENNESSEE, AND OWNED BY COMMUNITY FIRST BANK AND TRUST AS OF RECORD IN DEED BOOK R2208 PAGE 309, REGISTER'S OFFICE MAURY COUNTY, TENNESSEE (R.O.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING A POINT ON THE SOUTHERLY RIGHT OF WAY (R.O.W.) OF JIM WARREN ROAD AND THE NORTHWEST CORNER OF TRACT #2; THENCE ALONG JIM WARREN R.O.W., S 81°25'25" E FOR A DISTANCE OF 70.03 FEET TO A POINT; THENCE LEAVING JIM WARREN R.O.W. AND ALONG THE WESTERLY PROPERTY LINE OF THE ROBERT LESLIE HARRIS PROPERTY (DB R2058 PG 175) R.O.M.C.T THE FOLLOWING FOUR CALLS, S 06°48'15" W FOR A DISTANCE OF 922.12 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 23°04'46", HAVING A RADIUS OF 840.00 FEET, AND WHOSE CHORD BEARS S 18°20'38" W FOR A DISTANCE OF 336.08 FEET; THENCE, S 29°53'01" W FOR A DISTANCE OF 190.32 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11°53'37", HAVING A RADIUS OF 1165.00 FEET, AND WHOSE CHORD BEARS S 23°56'13" W FOR A DISTANCE OF 241.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE LEAVING HARRIS PROPERTY AND ALONG THE

NORTHERLY R.O.W. OF TOM LUNN ROAD THE FOLLOWING TWO CALLS; N 73°43' 53" W FOR A DISTANCE OF 50.90 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00°53'15", HAVING A RADIUS OF 1235.31 FEET, AND WHOSE CHORD BEARS N 74°10'31" W FOR A DISTANCE OF 19.13 FEET TO THE BEGINNING OF A NON-TANGENTIAL LINE; THENCE LEAVING TOM LUNN R.O.W. AND ALONG A NEW SEVERANCE LINE THE FOLLOWING FOUR CALLS; WITH A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11°59'53", HAVING A RADIUS OF 1235.00 FEET, AND WHOSE CHORD BEARS N 23°53'05" E FOR A DISTANCE OF 258.14 FEET; THENCE, N 29°53'01" E FOR A DISTANCE OF 190.32 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 04' 46", HAVING A RADIUS OF 770.00 FEET, AND WHOSE CHORD BEARS N 18° 20' 38" E FOR A DISTANCE OF 308.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 06°51'16" E FOR A DISTANCE OF 4.00 FEET TO A POINT; THENCE LEAVING NEW SEVERANCE LINE AND ALONG THE EASTERLY PROPERTY BOUNDARY OF KELBEN CORNER SUBDIVISION (PB 10, PG 99) R.O.M.C.T., N 06° 48' 15" E FOR A DISTANCE OF 920.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 118153.470 SQUARE FEET OR 2.712 ACRES, MORE OR LESS.

NOTE: THE ABOVE PROPERTY DESCRIPTION IS BASED ON INFORMATION GATHERED DURING THE COURSE OF AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 16, 2013 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., UNDER THE DIRECTION OF GREGORY W. MAXWELL, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1447.

Being a portion of the same property conveyed to FIRST PARTY herein by deed of record in Book _____, Page _____, Register's Office of Maury County, Tennessee.

Same description as prior deed.

Parent Parcel: Map 044, Parcel 009.29 and Map 044, Parcel 009.34.

IN WITNESS WHEREOF, this conveyance has been executed on the _____ day of _____, 2014.

Amber Lane Development, LLC

By: _____

Print Name: _____

Title: _____

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, _____, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of _____ and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this _____ day of _____, 2014.

My commission expires: _____

Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer is \$0.

Affiant

Subscribed and sworn to before me, this _____ day of _____, 2014.

My commission expires: _____

Notary Public

NEW PROPERTY OWNERS:

PERSON(S) RESPONSIBLE FOR TAXES:

