

RESOLUTION 24-53

**A RESOLUTION TO RECEIVE AN ACCESS EASEMENT FOR THE PORT
ROYAL ROAD MULTI-TENANT SITE**

WHEREAS, JACK & BINA PATEL desires to dedicate an access easement for the purposes of maintaining, repairing, replacing, and inspecting a public sidewalk across a portion of Lot 2A of P.B. 18, PG. 288 & RB R2747, PG 1073; and

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes the conveyance of an access easement across Lot 2A of easement by separate instrument for Port Royal Road Multi-Tenant of Spring Hill Town Center as recorded in Plat Book P18, Page 288 & RB R2747, PG 1073 to the City of Spring Hill as provided in the Access Easement documents attached hereto as exhibits.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of January, 2024.



Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



BOMA Discussion Item: Acceptance of an Access Easement at Lot 2A for Port Royal Road Multi-Tenant
Date: February 26, 2024
Presenter: Lance Holdorf, City Engineer
Dwayne Hicks, Interim Development Director

Summary: JACK & BINA PATEL wish to convey an Access Easement across Lot 2A of easement by separate instrument for Port Royal Road Multi-Tenant of Spring Hill Town Center as recorded in P.B. 18, PG. 288 & RB R2747, PG 107, register's office of Maury County, Tennessee (ROMC).

History: The development known as Port Royal Road Multi-Tenant has constructed a sidewalk in accordance with standard ADA requirements. The development is requesting to dedicate an access easement to encompass the sidewalk in accordance with standard development practices.

Conclusion: Staff recommends the board accept the access easement as presented in Resolution 24-53.



SPRING HILL DEVELOPMENT SERVICES DEPARTMENT

5001 Northfield Lane • Suite 600 • Spring Hill,
Tennessee 37174 615-302-3462 | Fax:
931-499-7999 www.springhilltn.org

Pete Hughes
Development Director

Lance Holdorf
City Engineer

Chris Brooks
Building Official

Exhibit "A"
Port Royal Road
Cross Access Easement
(Map 027 Parcel 003.11)
Maury County, TN

SITUATED in Maury County, Tennessee, on the north side of North Old Port Royal Road and east of Port Royal Road approximately 460' northeast of the intersection of Port Royal Road and North Old Port Royal Road;

BEING portion of the same property conveyed to Jack & Bina Patel by deed from Slowfire Land Company, LLC of record of Lot 2A of P.B. 18, PG. 288 & RB R2747, PG 1073; being more particularly described as follows;

BEGINNING at an existing iron pin found being the southeastern corner between above mentioned Patel property, and the northeastern corner of 2006 MillBurn-Keith Family Trust C/O O'Reilly Automotive Stores Inc. of Lot 2B of P.B. 21, PG 552 & RB R2692 PG 63;

THENCE with the southern boundary line of N 80°42'19" W a DISTANCE of 172.07' to the TRUE POINT OF BEGINNING;

THENCE with the southern boundary line of Patel, N 80°42'19" W a DISTANCE of 30.00' to a point;

THENCE severing the lands of Patel the following calls:

N 09°14'57" E a DISTANCE of 19.12' to a point;

With a curve turning to the left with an arc length of 6.75', with a radius of 4.50', with a delta angle of 85°54'24", with a chord bearing of N 33°42'15" W, with a chord length of 6.13', to a point;

With a reverse curve turning to the right with an arc length of 66.66', with a radius of 50.00', with a delta angle of 76°23'22", with a chord bearing of N 38°27'45" W, with a chord length of 61.83', to a point;

With a reverse curve turning to the left with an arc length of 22.05', with a radius of 15.00', with a delta angle of 84°12'33", with a chord bearing of N 42°22'21" W, with a chord length of 20.11', to a point;

N 84°28'37" W a DISTANCE of 27.50' to a point along the western boundary of Patel, in the centerline of an existing cross access easement;

THENCE following the line of Patel N 05°56'26" E a DISTANCE of 31.07' to a point;

THENCE severing the lands of Patel the following calls:

S 84°03'34" E a DISTANCE of 34.58' to a point;

With a curve turning to the left with an arc length of 19.97', with a radius of 20.00', with a delta angle of 57°13'06", with a chord bearing of N 67°19'53" E, with a chord length of 19.15', to a point;

With a reverse curve turning to the right with an arc length of 52.82', with a radius of 50.00', with a delta angle of 60°31'37", with a chord bearing of N 68°59'08" E, with a chord length of 50.40', to a point;

S 80°45'03" E a DISTANCE of 119.26' to a point;

With a curve turning to the left with an arc length of 22.61', with a radius of 14.00', with a delta angle of 92°31'34", with a chord bearing of N 52°59'10" E, with a chord length of 20.23', to a ;

N 06°43'23" E a DISTANCE of 9.04' to a point along the northern boundary of Patel;

THENCE with the northern boundary S 80°45'04" E a DISTANCE of 25.02' to a point;

THENCE severing the lands of Patel the following calls:

S 06°43'23" W a DISTANCE of 92.51' to a point;

With a curve turning to the right with an arc length of 80.74', with a radius of 50.00', with a delta angle of 92°31'34", with a chord bearing of S 52°59'10" W, with a chord length of 72.25', to a point;

N 80°45'03" W a DISTANCE of 76.89' to a point;

With a curve turning to the left with an arc length of 7.07', with a radius of 4.50', with a delta angle of 90°00'00", with a chord bearing of S 54°14'57" W, with a chord length of 6.36', to a point;

S 09°14'57" W a DISTANCE of 19.01' to the TRUE POINT OF BEGINNING;

Above description contains 0.61 Acres (26,706 Square Feet)

EXCLUDED FROM THIS CONVEYANCE is as described as follows:

BEGINNING at an existing iron pin found being the southeaster corner between above mentioned Patel property, and the northeastern corner of 2006 MillBurn-Keith Family Trust C/O O'Reilly Automotive Stores Inc. of Lot 2B of P.B. 21, PG 552 & RB R2692 PG 63;

THENCE N 52°32'27" W a DISTANCE of 102.91' to the TRUE POINT OF BEGINNING;

THENCE in the interior of afore described area the following calls:

N 80°45'03" W a DISTANCE of 112.00' to a point;

With a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a delta angle of 90°00'00", with a chord bearing of N 35°45'03" W, with a chord length of 35.36', to a point;

N 09°14'57" E a DISTANCE of 20.98' to a point;

With a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a delta angle of 90°00'00", with a chord bearing of N 54°14'57" E, with a chord length of 35.36', to a point;

S 80°45'03" E a DISTANCE of 122.62' to a point;

With a curve turning to the right with an arc length of 6.28', with a radius of 10.00', with a delta angle of 35°58'50", with a chord bearing of S 62°45'38" E, with a chord length of 6.18', to a point;

S 42°23'06" E a DISTANCE of 2.08' to a point;

With a curve turning to the right with an arc length of 6.85', with a radius of 25.00', with a delta angle of 15°41'40", with a chord bearing of S 32°09'09" E, with a chord length of 6.83', to a point;

With a compound curve turning to the right with an arc length of 2.71', with a radius of 5.00', with a delta angle of 31°01'42", with a chord bearing of S 08°47'28" E, with a chord length of 2.67', to a point;

S 06°43'23" W a DISTANCE of 34.05' to a point;

With a curve turning to the right with an arc length of 40.37', with a radius of 25.00', with a delta angle of 92°31'34", with a chord bearing of S 52°59'10" W, with a chord length of 36.13', to the TRUE POINT OF BEGINNING;

Above description contains 0.25 Acres (11,012 Square Feet)

Bearings based on Tennessee State Plane (NAD 83) through the Tennessee Geodetic Reference Network.

All recorded documents referenced above are from the Registers Office of Maury County, Tennessee. "RB" stands for "Record Book", and "PB" stands for "Plat Book".

This description was prepared by GreenLID Design, 114 B West Main Street, Gallatin, TN 37066; based on survey performed on 09/22/2021, job number 21.085G, and certified by John Zachary Wilkinson, TN RLS # 2776.



2-12-2024

Exhibit "A"

Port Royal Road
Pedestrian Access Easement
(Map 027 Parcel 003.11)
Maury County, TN

SITUATED in Maury County, Tennessee, on the north side of North Old Port Royal Road and east of Port Royal Road approximately 460' northeast of the intersection of Port Royal Road and North Old Port Royal Road;

BEING portion of the same property conveyed to Jack & Bina Patel by deed from Slowfire Land Company, LLC of record of Lot 2A of P.B. 18, PG. 288 & RB R2747, PG 1073; being more particularly described as follows;

BEGINNING at an existing iron pin found being the southeastern corner between above mentioned Patel property, and the northeastern corner of 2006 MillBurn-Keith Family Trust C/O O'Reilly Automotive Stores Inc. of Lot 2B of P.B. 21, PG 552 & RB R2692 PG 63;

THENCE with the southern boundary line of N 80°42'19" W a DISTANCE of 272.79' to the TRUE POINT OF BEGINNING;

THENCE severing the lands of Patel the following calls:

N 07°57'18" E a DISTANCE of 76.05' to a point;

N 05°41'14" E a DISTANCE of 37.38' to a point;

N 05°57'57" E a DISTANCE of 24.45' to a point;

With a curve turning to the right with an arc length of 26.43', with a radius of 31.61', with a delta angle of 47°54'35", with a chord bearing of N 33°20'41" E, with a chord length of 25.67', to a point;

With a compound curve turning to the right with an arc length of 14.04', with a radius of 21.92', with a delta angle of 36°42'27", with a chord bearing of N 79°18'05" E, with a chord length of 13.80', to a point;

S 80°52'14" E a DISTANCE of 185.02' to a point;

S 06°43'19" W a DISTANCE of 9.01' to a point;

N 80°52'14" W a DISTANCE of 185.27' to a point;

With a curve turning to the left with an arc length of 7.90', with a radius of 12.92', with a delta angle of 35°03'05", with a chord bearing of S 79°41'00" W, with a chord length of 7.78', to a point;

With a compound curve turning to the left with an arc length of 18.36', with a radius of 22.61', with a delta angle of 46°31'24", with a chord bearing of S 33°16'34" W, with a chord length of 17.86', to a point;

S 05°57'57" W a DISTANCE of 26.39' to a point;

S 06°09'02" W a DISTANCE of 44.69' to a point;

S 07°41'00" W a DISTANCE of 67.04' to a point in the northern line of 2006 MillBurn-Keith Family Trust C/O O'Reilly Automotive Stores Inc. ;

THENCE N 80°42'19" W a DISTANCE of 9.32' to the TRUE POINT OF BEGINNING;

Above description contains 0.07 Acres (3,212 Square Feet).

Bearings based on Tennessee State Plane (NAD 83) through the Tennessee Geodetic Reference Network.

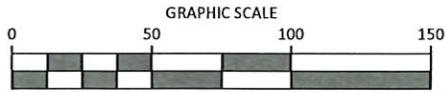
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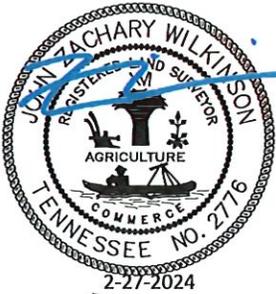
EXHIBIT 'B'
PEDESTRIAN ACCESS EASEMENT
 PORT ROYAL RD, MAP 027 PARCEL 003.11
 MAURY COUNTY, TENNESSEE
 PERMANENT EASEMENT CONTAINS: 3,212 S.F.



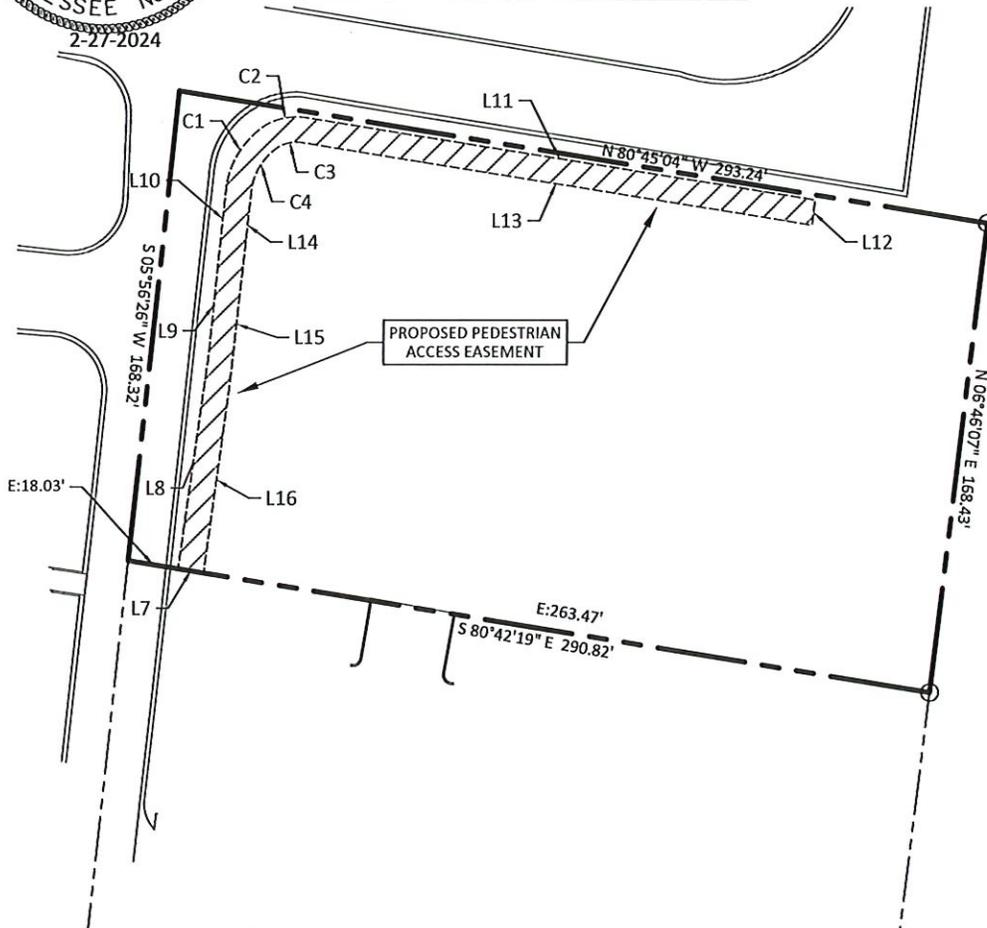
1 inch = 50 ft



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	31.61'	26.43'	25.67'	N 33°20'41" E	47°54'35"
C2	21.92'	14.04'	13.80'	N 79°18'05" E	36°42'27"
C3	12.92'	7.90'	7.78'	S 79°41'00" W	35°03'05"
C4	22.61'	18.36'	17.86'	S 33°16'34" W	46°31'24"



LINE	BEARING	DISTANCE
L7	N 80°42'19" W	9.32'
L8	N 07°57'18" E	76.05'
L9	N 05°41'14" E	37.38'
L10	N 05°57'57" E	24.45'
L11	S 80°52'14" E	185.02'
L12	S 06°43'19" W	9.01'
L13	N 80°52'14" W	185.27'
L14	S 05°57'57" W	26.39'
L15	S 06°09'02" W	44.69'
L16	S 07°41'00" W	67.04'

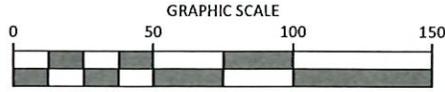


**GreenLID
 Design**

114 B West Main Street
 Gallatin, TN 37066
 615-230-7269

zach.wilkinson@greenliddesign.com

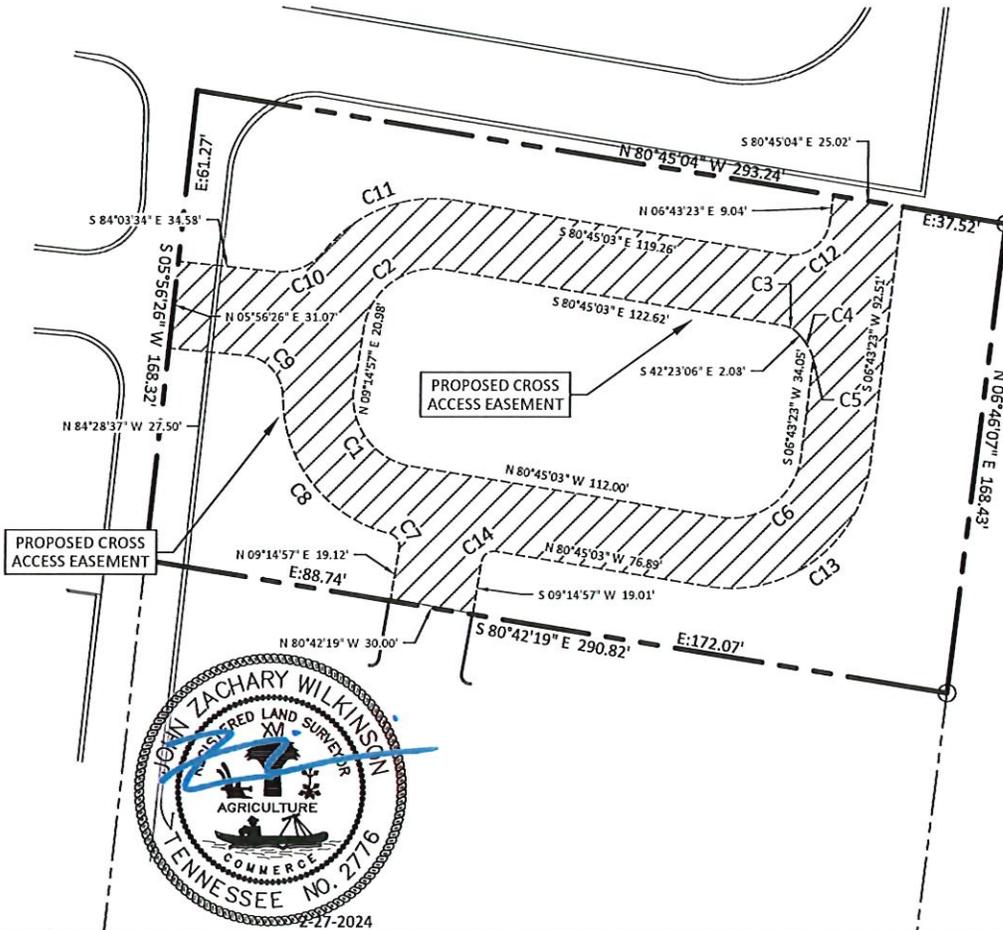
EXHIBIT 'B'
CROSS ACCESS EASEMENT
 PORT ROYAL RD, MAP 027 PARCEL 003.11
 MAURY COUNTY, TENNESSEE
 PERMANENT EASEMENT CONTAINS: 15,694 S.F.



1 inch = 50 ft



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 35°45'03" E	90°00'00"
C2	25.00'	39.27'	35.36'	N 54°14'57" E	90°00'00"
C3	10.00'	6.28'	6.18'	N 62°45'38" W	35°58'50"
C4	25.00'	6.85'	6.83'	N 32°09'09" W	15°41'40"
C5	5.00'	2.71'	2.67'	S 08°47'28" E	31°01'42"
C6	25.00'	40.37'	36.13'	N 52°59'10" E	92°31'34"
C7	4.50'	6.75'	6.13'	S 33°42'15" E	85°54'24"
C8	50.00'	66.66'	61.83'	S 38°27'45" E	76°23'22"
C9	15.00'	22.05'	20.11'	N 42°22'21" W	84°12'33"
C10	20.00'	19.97'	19.15'	S 67°19'53" W	57°13'06"
C11	50.00'	52.82'	50.40'	S 68°59'08" W	60°31'37"
C12	14.00'	22.61'	20.23'	S 52°59'10" W	92°31'34"
C13	50.00'	80.74'	72.25'	N 52°59'10" E	92°31'34"
C14	4.50'	7.07'	6.36'	N 54°14'57" E	90°00'00"



**GreenLID
 Design**

114 B West Main Street
 Gallatin, TN 37066
 615-230-7269
 zach.wilkinson@greenliddesign.com