

ORDINANCE 13-24

AN ORDINANCE TO ANNEX THE ESTATE OF FRANCES S. DERRYBERRY PROPERTY, LOCATED ON PORT ROYAL ROAD, MAURY COUNTY TAX MAP 43, PARCEL 11. CONSISTING OF 65 ACRES MORE OR LESS

WHEREAS, it appears the Board of Mayor and Aldermen of the City of Spring Hill that the prosperity of the City of Spring Hill and the affected territory will be materially disadvantaged unless the territory is annexed to the corporate limits of the City of Spring Hill; and

WHEREAS, the property owner listed in this Ordinance has requested annexation in order to insure the value and availability of this property for future uses; and

WHEREAS, the natural growth area of the City of Spring Hill will include this parcel;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE that:

Pursuant to Tennessee Code Annotated Section 6-51-101 et seq., the property vested in property owner, The Estate of Frances S. Derryberry, as shown on Maury County Tax Map 43 Parcel 11, located on Port Royal Road, containing approximately 65 acres, more or less, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof.

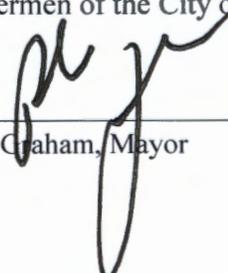
Annexation of said territory adjoining the City's existing boundaries is necessary for the welfare of the affected territory as well as the City as a whole.

A map showing the said territory is available for inspection at the City Hall in Spring Hill, Tennessee.

This Ordinance was passed after the adoption of a plan of services for the property in conformity with, and as provided by, Tennessee Code Annotated, Section 6-51-102.

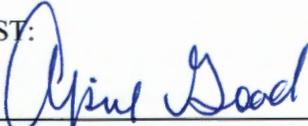
This Ordinance shall become effective thirty (30) days after its final passage.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 21st day of October, 2013.



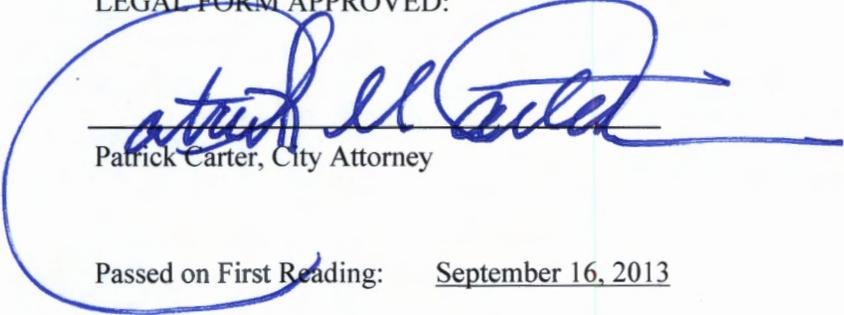
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: September 16, 2013

Passed on Second Reading: October 21, 2013

**PLANNING COMMISSION & BOMA
ANNEXATION APPLICATION**
Applicant to Complete Sections A and B



A. Annexation Information

Date 08/06/2013 Planning Commission Meeting Date: 09/09/2013
BOMA 1st Reading Date: 09/16/2013 BOMA 2nd Reading Date: 10/21/2013
Location Port Royal Road Map/Parcel 43 / 11.00
Acreage +/- 65.0-acres Maury County
Purpose of Annexation: Potential Residential Subdivision with 178 Estimated Lots

Annexation Fee \$100

B. Contact Information

Property Owner(s) Name The Estate of Frances S. Derryberry
Address 1310 Stonewall Blvd., Murfreesboro, TN 37130
Phone No. (615) 594-3362 Fax No. _____
Email: sbaker@acm.org

Applicant(s), Owner, or Owner's Representative (Engineer, Architect, Attorney), if applicable
James F. Reed III, P.E.

Company Site Engineering Consultants, Inc. (S.E.C., Inc.)
Address 850 Middle Tennessee Blvd., Murfreesboro, TN 37129
Phone No. (615) 890-7901 Fax No. (615) 895-2567
Email: jreed@sec-civil.com

Property owner(s) signature: Estate of Frances Perry Kelly by Samad J. Pappas



Applicant(s), Owner, or Owner's Representative signature: Samad J. Pappas

C. For Staff Use Only

Fee Paid: Yes No Date Paid: 8-8-13 Received By: CB

Notice Posted on Property: Yes No Date: _____

Copy of Photo Included in Package: Yes No

Public Notice Affidavit from Newspaper Included in Package: Yes No

Planning Commission Action:

Tabled Date: _____

Deferred Date: _____

Approved Date: _____

Denied Date: _____

BOMA Action:

Tabled Date: _____

Deferred Date: _____

Approved (1st Reading) Date: _____

Approved (2nd Reading) Date: _____

Denied Date: _____

Notes:

Letters Testamentary

**State of Tennessee
County of Rutherford**

Probate Court February 05, 2010

To Sam Baker, and Darlene Baker:

It appearing to the Court that Frances S Derryberry has died, leaving a written will, in which you are appointed personal representative, has been duly appointed in open Court; and you having been qualified according to law, and having been ordered by said Court that Letters Testamentary be issued to you.

These are, therefore, to empower you, the said personal representative to enter upon the execution of said will, and take into your possession all of the property, and to make, within 60 days from this date, a perfect inventory thereof, and make due collection of all debts, and after paying all the just demands against the estate, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provision of the said will and the laws of the land.

Witness Georgia Lynch, Clerk of said Court, at office, this 5 of February, 2010.

Georgia Lynch, Clerk
by Sue G Cook, Deputy Clerk

**State of Tennessee
County of Rutherford**

I do solemnly swear that I will honestly and faithfully discharge the duties of personal representative of the Last Will and Testament of Frances S Derryberry, lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

s/ Sam Baker, and Darlene Baker

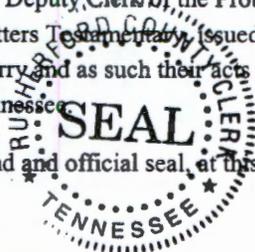
Subscribed and sworn to before me this, the 5 of February, 2010.

Georgia Lynch, Clerk
by Sue G Cook, Deputy Clerk

**State of Tennessee
County of Rutherford**

I, Sue G Cook, Deputy Clerk of the Probate Court of said County, do hereby certify that the foregoing is a full, true and perfect copy of Letters Testamentary, issued to Sam Baker, and Darlene Baker, personal representative of the estate of Frances S Derryberry and as such their acts are entitled to full faith and credit, as appears from the records in my office at Murfreesboro, Tennessee.

Witness my hand and official seal, at this office, this 5 of February, 2010.



Georgia Lynch, Clerk
Sue G Cook, Deputy Clerk



CITY OF SPRING HILL

August 9, 2013

Edward A. Hickman, Director of Schools
Maury County Public School System
501 W. 8th Street
Columbia, Tennessee 38401

RE: Proposed Annexation of property on Port Royal Road.

Dear Mr. Hickman,

Pursuant to TCA 6-51-102, you are being notified that the City of Spring Hill intends to annex the property of the Estate of Frances S. Derryberry as found on Maury County Tax Map 43, Parcel 11.00 containing 65 acres on Port Royal Road and Tom Lunn Road. There are currently no residents.

There will be a public hearing on the proposed annexation October 21, 2013 at City Hall. If you have any questions or comments regarding the annexation, you are invited to express them at the public hearing or in writing (electronic or regular mail) to the following addresses:

vlay@springhilltn.org

Victor Lay, City Administrator
City of Spring Hill
199 Town Center Parkway
Spring Hill, Tennessee 37174

Sincerely,

Victor H. Lay, City Administrator

VHL/jbp