

**ORDINANCE NO. 05-27**

**AN ORDINANCE TO ANNEX CERTAIN PROPERTY OF ROCK IVY HOLDING, LLC., LOCATED ON JIM WARREN ROAD, AND AS SHOWN ON MAURY COUNTY TAX MAP 27, PARCEL 8, CONSISTING OF 70.7 ACRES, MORE OR LESS**

**WHEREAS**, it appears to 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 retarded unless the territory is annexed to the corporate limits of the City of Spring Hill, and;

**WHEREAS**, the property owner listed in this Ordinance 05-27 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 these parcels;

**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 Rock Ivy Holding, LLC., as shown on Maury County Tax Map 27 Parcel 8, located on Jim Warren road, totaling 70.7 acres, more or less, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof.

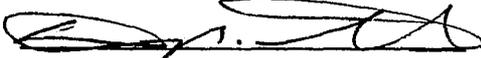
Annexation of said territory adjoining the City's existing boundaries is necessary for the welfare of the affected territory as well as the City as a whole.

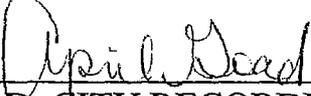
A map showing the said territory is available for inspection at the City Hall in Spring Hill, Tennessee.

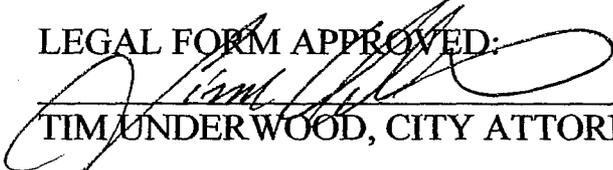
This Ordinance was passed after the adoption of a plan of services for the property in conformity with, and as provided by, Tennessee Code Annotated, Section 6-51-102.

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 17th day of October, 2005.**

  
Danny M. Leverette, Mayor

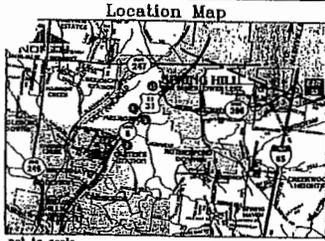
ATTEST:   
APRIL GOAD, CITY RECORDER

LEGAL FORM APPROVED:   
TIM UNDERWOOD, CITY ATTORNEY

Passed on 1<sup>st</sup> Reading 9-19-05

Passed on 2<sup>nd</sup> Reading 10-17-05

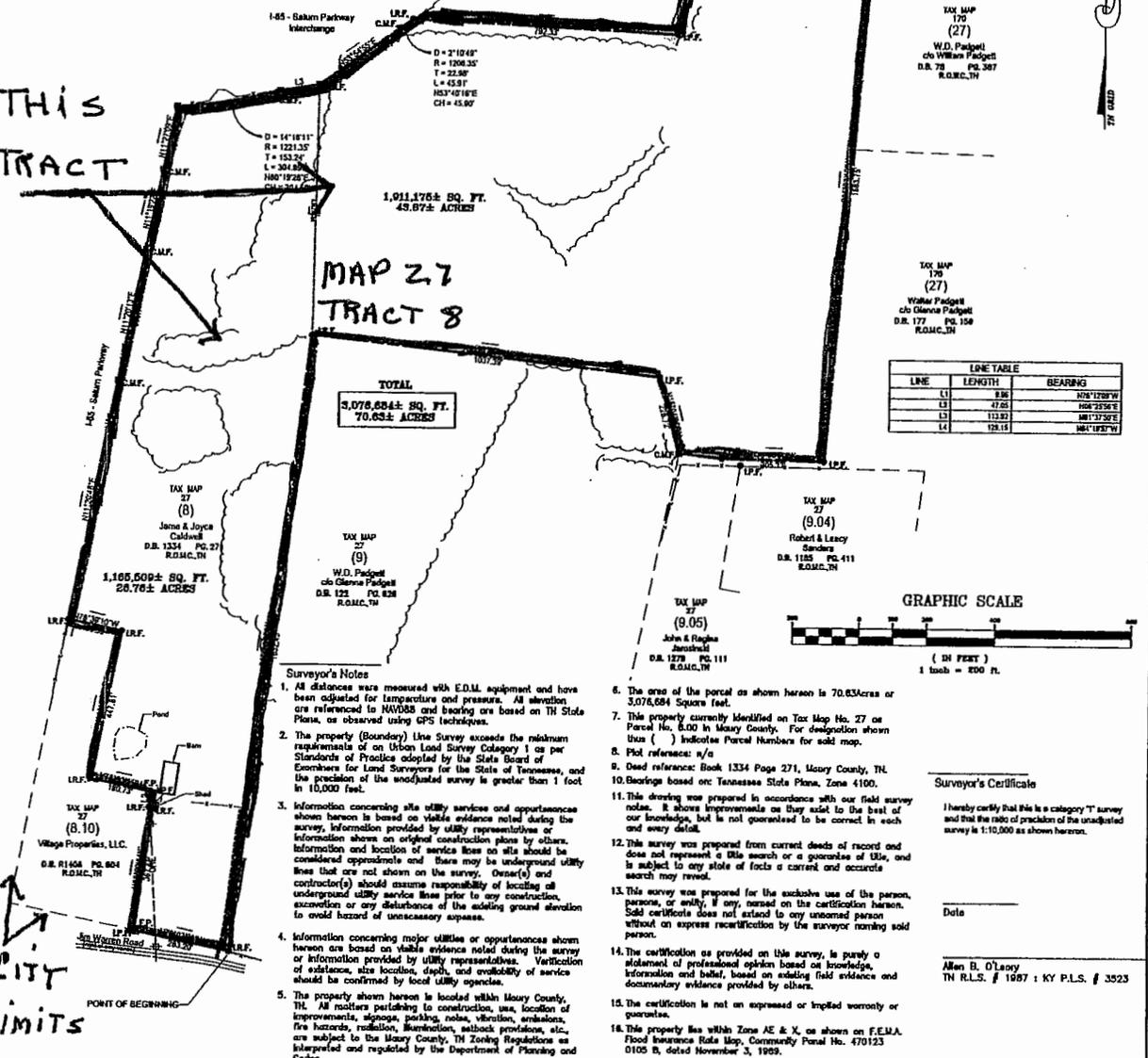
# EXHIBIT A



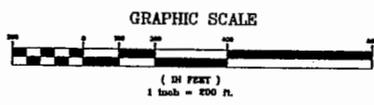
THIS TRACT

MAP 27 TRACT 8

CITY Limits



LINE	LENGTH	BEARING
L1	1.85	N81°17'28"W
L2	47.05	N84°25'56"E
L3	113.93	N61°37'30"E
L4	128.15	N64°19'57"W



**Surveyor's Notes**

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure. All elevations are referenced to NAVD83 and bearings are based on TN State Plane, as observed using GPS techniques.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Lot Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the wood-adjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning all utility services and appurtenances shown hereon is based on visible evidence noted during the survey. Information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, contamination, setback provisions, etc., are subject to the Maury County, TN Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.

- The area of the parcel as shown hereon is 70.63 acres or 3,076,684 Square feet.
- This property currently identified on Tax Map No. 27 as Parcel No. 6.00 in Maury County. For designation shown hereon ( ) indicates Parcel Numbers for said map.
- Plot reference: s/w
- Deed reference: Book 1334 Page 271, Maury County, TN.
- Bearings based on Tennessee State Plane, Zone 4100.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on this certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property lies within Zone AE & X, as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 470123 0105 B, dated November 3, 1995.

**Surveyor's Certificate**

I hereby certify that this is a category 'T' survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Date \_\_\_\_\_

Alan B. O'Leary  
TN R.L.S. # 1587 | KY P.L.S. # 3523

Legend	Symbol	Description
Iron Rod Found	⊕	Bench Mark
Iron Rod Set	⊙	Stake Found
Iron Pipe Found	⊖	Fire Hydrant
Asphalt Found	⊘	Water Meter
Concrete Monument Found	⊙	Water Valve
PG Hill Set	⊙	Water Reducer
PG Hill Set	⊙	Storm Out
Railroad Spikes Found	⊙	Sanitary Sewer Manhole
Railroad Spikes Set	⊙	Storm Sewer Manhole
Calcium Sulfate	⊙	Electric Meter
Dark Metal	⊙	Telephone Meter
Storm Pipe	⊙	Pay Phone
Cable Manhole	⊙	Telephone Booth
Electric Manhole	⊙	Gas Meter
Telephone Manhole	⊙	Gas Valve
Water Manhole	⊙	Light Pole
Electric Meter	⊙	Metal Light Pole
Cable Meter	⊙	Telephone Pole
Power Pole	⊙	Power Pole
Day Pole	⊙	Day Pole
Up-light	⊙	Up-light
Flag Pole	⊙	Flag Pole
Born Hole	⊙	Born Hole
Observation Well	⊙	Observation Well
Spring	⊙	Spring
Stippled	⊙	Stippled
Well	⊙	Well
Subject Property Line	---	Subject Property Line
Enneared Line	---	Enneared Line
Building Setback Line	---	Building Setback Line
Centerline	---	Centerline
Edge of Pavement	---	Edge of Pavement
Face Line	---	Face Line
Edge of Gravel	---	Edge of Gravel
Ditch / Creek Centerline	---	Ditch / Creek Centerline
Water Line	---	Water Line
Woods / Tree Line	---	Woods / Tree Line
Overhead Electric Line	---	Overhead Electric Line
Overhead Telephone Line	---	Overhead Telephone Line
Underground Utility Line	---	Underground Utility Line
Underground Electric Line	---	Underground Electric Line
Underground Telephone Line	---	Underground Telephone Line
Edge of Water	---	Edge of Water
Ditch / Creek Centerline	---	Ditch / Creek Centerline
Adjoining Property Line	---	Adjoining Property Line

**BOUNDARY SURVEY**  
*CALDWELL PROPERTY*

SPRING HILL, TENNESSEE

ROCK IVY HOLDINGS

**MARTIN ENGINEERING & SURVEYING, LLC**

5236 Columbia Highway, Suite 2  
Spring Hill, Tennessee 37174

Office: 615.302.2321  
Fax: 615.302.2535

APRIL 21, 2015 1:30 PM