

RESOLUTION 17-107

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR AND ANNEXING A PORTION OF MAURY COUNTY (3021 JACKSON ROAD) KNOWN AS TAX MAP 050, PARCEL 2, (WHICH CONTAINS A TOTAL OF 119.583 ACRES) INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 324-2017, 3021 JACKSON ROAD ANNEXATION)

WHEREAS, Tennessee Code Annotated Section 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

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

WHEREAS, the subject property is contiguous to the corporate limits of the City of Spring Hill; and

WHEREAS, the subject property is located within the Urban Growth Boundary of the City of Spring Hill; and

WHEREAS, the property currently contains a single family residence and will be zoned Agricultural (AG) upon annexation; and

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the City of Spring Hill has prepared a Plan of Services for the property that describes how and when municipal services will be provided to the property and identifies the property owner/developer responsibilities for extending public infrastructure to the site; and

WHEREAS, the Spring Hill Planning Commission has reviewed and forwarded a recommendation on the Plan of Services and annexation to the Board of Mayor and Aldermen on September 11, 2017; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as Maury County Tax Map 050.00, Parcel 2.0 as described herein; and

WHEREAS, all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, Section 102, approves the Plan of Services contained herein.

BE IT FURTHER RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, the property shown as part of Maury County Tax Map 050, Parcel 02, consisting of 119.583 acres, as shown and described in Exhibit A, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof..

SECTION 1: PLAN OF SERVICES

Police Protection: The parcel(s) shall be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area. Based on the current use of the property (a single family residence) services will be provided using existing personnel and equipment.

Fire Protection: The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by Maury County Fire Department. Development of the property or a change of use on the property may require that the property owner/developer extend and provide appropriately sized water mains and/or fire hydrants to serve the site according to City of Spring Hill standards. Emergency Medical Services (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation.

Additionally, fire protection services such as those made available through the City's Fire Marshal and Fire Investigation offices will be available on the effective date of annexation.

Electrical Service: For domestic and commercial use electrical service is already and will continue to be provided by the existing service provider (Duck River EMC).

Public Water Service: Public water service in the vicinity will be provided by the City of Spring Hill Water System. Spring Hill water is not currently available to the property. The property owner/developer shall be solely responsible for extending water service to the property and any required extension shall be in compliance with City of Spring Hill standards. All water inside city user rates and charges shall be applicable to the area inside the annexation area.

Public Sanitary Sewer Service: Public sanitary sewer service is not currently available to the property. The property owner/developer shall be solely responsible for extending sanitary sewer service to the property and any required extension shall be in compliance with City of Spring Hill standards. All sanitary sewer inside city user rates and charges shall be applicable to the area inside the annexation area.

Solid Waste Collection: Spring Hill currently provides its businesses and residents refuse collection services via a city-wide contract with a private solid waste collection company. These services will be extended to the annexed area within 90 days of the effective date of annexation.

Road and Street Construction and Repair: After any newly constructed streets have been constructed and appropriately dedicated, the City will provide ongoing and routine maintenance similar to other streets within the jurisdiction of the City. The use of Jackson Road as access to the property upon redevelopment shall require that Jackson Road be improved to City of Spring Hill standards. Improvements to Jackson Road shall be born by future development and occur to City of Spring Hill standards.

Signs and Lighting: Additionally, as new streets are developed, signage and lighting will be furnished and installed by the property owner/developer according to established city policy or regulations.

Recreational Facilities and Programs: There is currently one existing dwelling within the proposed annexation area. All of the recreational areas and programs, current or future, provided for the

present City residents will be made available upon the effective date of annexation to all future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

Planning and Zoning Services: The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG, Agricultural. The Future Land Use Designation of the property on the 2040 Spring Hill Rising plan is Rural Neighborhood Areas.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside city shall be applicable to the area inside the annexation area.

Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon its effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control. For the subject property Spring Hill relies on Maury County for this service.

Schools: The entire annexation area is served by Maury County Schools.

Library: The City of Spring Hill public library will be available to residents of the property upon the effective date of annexation.

SECTION 2: ANNEXATION. The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Spring Hill. The annexed land will be subject to the provisions and requirements of Ordinance 86-47 as amended, the same being the Spring Hill Zoning Ordinance, and all other applicable ordinances, rules, and regulations of the City of Spring Hill.

SECTION 3: ZONING. Ordinance No. 86-47 (Zoning Map), adopted May 20, 2013, be and is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit A (attached), from Maury County A2 to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, Maury County Tax Map 050.00, Parcel 2.0 and being more particularly described in Exhibit A, attached hereto:

Exhibit A (attached)

SECTION 4: In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

Passed and adopted by the City of Spring Hill, this 16th day of October, 2017.

This resolution shall take effect on the earliest date allowed by the law.



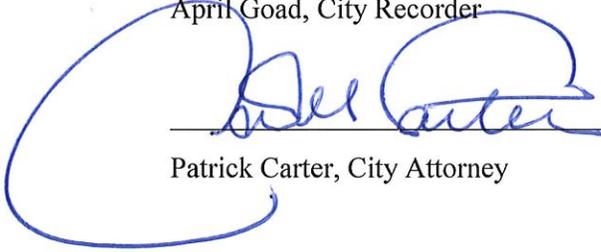
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

MEMORANDUM



DATE: October 2, 2017
TO: Board of Mayor and Aldermen (BOMA)
FROM: Steve Foote, Planning Director
Jon Baughman, Associate Planner
SUBJECT: RES 17-107 (Jackson Annexation Request)

ANX 398-2017: Submitted by Anderson, Delk & Epps for property located at 3021 Jackson Road. The property consists of 119.58 acres. The applicant requests annexation approval.

Property Description and History: This property is located west of Mahlon Moore road at the southern end of the City's growth boundary. It is currently zoned Maury County A-2. The only direct access to the site is via Jackson Road, off of Greens Mill Road. Jackson is an unimproved roadway and is not in the City. A portion of Jackson Road is an easement on the subject property. Staff does not recommend the annexation of this easement and it is excluded from the annexation resolution. Property records reflect that the property owner also owns an adjacent subject property with frontage on Mahlon Moore Road. The plan of services has been amended since Planning Commission review to state that the use of Jackson Road for access to the site upon redevelopment of the property shall require that the road be improved to city standards to the intersection of Greens Mill Road.

The applicant has provided public notification via letters to surrounding property owners and the City has put signs on the property. At the September 11, 2017 regular meeting, the Planning Commission voted to forward the annexation request to the Board of Mayor and Aldermen with a recommendation for approval. The minutes from this meeting are excerpted below:

***ANX 398-2017:** Submitted by Anderson, Delk & Epps for property located at 3021 Jackson Road. The property consists of 119.58 acres. The applicant requests annexation approval.*

Alderman Fitterer made a motion to approve the Consent Agenda with staff conditions (conditions not applicable to this request). Motion seconded by Mayor Graham. Motion passed 5/0.

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural, until Planning Commission consideration and Board of Mayor and Aldermen approval of a rezoning request should one be requested.

Plan of Services: The draft plan of services is attached for consideration by the Board of Mayor and Aldermen.

Summary: Staff supports the recommendation of the Planning Commission for approval of the plan of services and annexation of the subject property, excluding property as mentioned in the resolution.



ANDERSON, DELK, EPPS & ASSOCIATES, INC.

Engineering • Land Planning • Surveying

618 GRASSMERE PARK DRIVE • SUITE 4
NASHVILLE, TENNESSEE 37211
Telephone (615) 331-0809
Fax (615) 331-0110

August 11, 2017

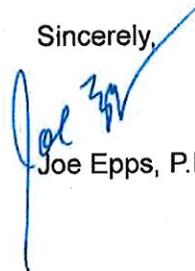
Mr. Steve Foote, Planning Director
City of Spring Hill
P. O. Box 789
Spring Hill, TN 37174

Re: **3021 Jackson Road, Spring Hill, TN**
Map 50, Parcel 2
Proposed Annexation (Agent Property)

Dear Mr. Foote,

Our Client Mr. Don R. Cameron III requests the City to annex his property as listed above into the City of Spring Hill. The Site contains 119.583 Ac.±. If you should have any questions, please call.

Sincerely,



Joe Epps, P.E.

JE/lw

**City of Spring Hill, Tennessee
Planning Commission Agenda Application**

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 08/11/17 Project Name: AGENT PROPERTY

Property Address/Location: 3021 JACKSON ROAD
MAP 50, PAR 2

Current Zoning District(s): — Property Size: 119.58 ±

Type of request being made —	Materials required to be submitted with application
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Letter of request
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Major Modification	<input checked="" type="checkbox"/> Two (2) folded hard copies of the proposal, Three (3) copies of Construction Drawings and Two (2) sets of 11 x 17 drawings including all required information as outlined in the applicable checklist.
<input type="checkbox"/> Minor Modification	Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum of 1/2 mile radius.
<input type="checkbox"/> Easement/Right-of-way Vacation	<input checked="" type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.
<input type="checkbox"/> Sketch Plan	Note to the applicant:
<input type="checkbox"/> Neighborhood Concept Plan	* Applications and all required submittals must be filed with the Planning Department by the established deadline.
<input type="checkbox"/> Lot Split	* Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner will not be accepted.
<input type="checkbox"/> Property Line Adjustment	* All applications must be accompanied by completed checklist.
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Concurrent Plat	
<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Site Plan	
<input type="checkbox"/> Master Development Plan (PUD) Preliminary/Final	
<input type="checkbox"/> Traditional Neighborhood Development	
<input type="checkbox"/> Other _____	

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

JOE EPPS
Name (printed): ANDERSON, DELK, EPPS & ASSOC., INC.
Address: 618 GRASSMERE PARK DR. SUITE 4
NASHVILLE, TN 37211
Phone number: (615) 331-0809
Email: ANDERSONDELK@BELLSOUTH.NET
Signature: *Joe Epps*

Date: 08/08/17

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): DON R. CAMERON III
Address: 1503 COLUMBIA AVE.
FRANKLIN, TN 37064
Phone number: _____
Email: _____
Signature: *Don R. Gamm, III*

Date: 8-8-17

Name (printed): _____
Address: _____

Phone number: _____
Email: _____
Signature: _____

Date: _____

Fee Schedule

Site Plan

◆ Sketch Plan	\$100
◆ Nonresidential	\$100 + \$.01 per sq/ft of gross floor area *
◆ Residential	\$100 + \$10 per dwelling unit*
◆ Minor Modification	\$100
◆ Major Modification	\$100
◆ Extension	\$100
◆ Professional Consultant Review Fees	\$.02 per sq/ft of gross floor area—Nonresidential \$10 per dwelling unit—Residential

Subdivision Plat

◆ Neighborhood Concept Plan	\$200
◆ Property Line Adjustment	\$100
◆ Lot Split	\$200
◆ Preliminary Plat	\$100 + \$20 per acre + \$5 per lot
◆ Final Plat	\$25 + \$5 per lot
◆ Concurrent Plat	\$200 + \$5 per lot
◆ Minor Modification	\$100
◆ Major Modification	\$100
◆ Extension	\$100

Zoning Amendment

◆ Annexation	\$100
◆ Rezoning	\$200

= \$100⁰⁰

Residential Planned Unit Development

◆ Master Development Plan	\$300 + 25 per acre
◆ Multi-Family Final Site Plan	\$100 + \$20 dwelling unit
◆ Extension	\$100

Commercial/Industrial Planned Unit Development

◆ Master Development Plan	\$500 + \$100 per acre
◆ Final Master Plan	\$25 + \$0.01 sq/ft. of gross building floor area
◆ Extension	\$100

* Professional Consultant Review fees are charged in addition to the Site Plan and Preliminary Plat.

ie..... Nonresidential—-\$100+.03 per sq/ft of gross floor area

Residential —\$100 + \$20 per dwelling unit

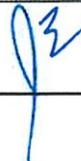
Rezone Checklist

✓	Pre-application conference with Planning Department
✓	Written Notice to all property owners within 500 feet of the subject property via certified letter per Spring Hill Zoning Ord. Article 19
✓	Verification of Notice per Spring Hill Zoning Ord. Article 19
N/A	<p>Concept Plan:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposed future development details with acreage, flood areas, property dimensions and legal description. <input type="checkbox"/> Any transportation route shown on the Major Thoroughfare Plan or Greenways Plan that is adjacent or shown within the subject property. <input type="checkbox"/> Proposed traffic routes and impacts of future development. Ex. Level of Service impact <input type="checkbox"/> Compliance with the Comprehensive Plan.

Annexation Checklist

✓	Pre-application conference with Planning Department
N/A	<p>Concept Plan:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposed future development details with acreage, flood areas, property dimensions and legal description. <input type="checkbox"/> Any transportation route shown on the Major Thoroughfare Plan or Greenways Plan that is adjacent or shown within the subject property. <input type="checkbox"/> Proposed traffic routes and impacts of future development. Ex. Level of Service impact <input type="checkbox"/> Proposed land use zone.

Completed by: _____



<p>This Instrument Prepared By and Returned To:</p> <p>Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170087</p> <p>After Recording Return To The Above.</p>	<p>I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is \$1,614,370.50 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.</p> <p><i>[Signature]</i> Affiant</p> <p>Sworn to and subscribed before me this 1st day of May, 2017.</p> <p><i>[Signature]</i> Notary Public My Commission Expires <i>[Signature]</i></p>
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WARRANTY DEED

THIS INDENTURE, made this 1st day of May, 2017, among:

PHILIP HAROLD AGENT AND WIFE, YVONNDA LYNN AGENT, AS

TENANTS BY THE ENTIRETY

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DON R. CAMERON III

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of \$10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "**Premises**".

**AGENT LAND DESCRIPTION
MAP 50, PARCEL 2.00 (TRACT 1)
SPRING HILL-MAURY COUNTY-TENNESSEE**

BEGINNING ON AN EXISTING 1/4 INCH IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THIS TRACT, THIS ALSO BEING THE SOUTHEAST CORNER OF WALTER STEVEN AND ALPHA DEAN BAKER (BOOK R1971, PAGE 207), THIS ALSO BEING IN THE NORTH LINE OF DAN WOMACK (BOOK R2315, PAGE 492); THENCE NORTHERLY WITH BAKER'S EAST LINE, RUNNING PARTIALLY ALONG THE WEST SIDE OF JACKSON ROAD AND JOINING EAST LINE OF RONALD AND CHERYL WRIGHT (BOOK R2128, PAGE 109), NORTH 13 DEGREES 27 MINUTES 46 SECONDS EAST, PASSING OVER AN EXISTING IRON PIN FOUND WITH CAP STAMPED "CAMPBELL", 106.16 FEET FROM CORNER, A TOTAL DISTANCE OF 2326.58 FEET TO A POINT IN THE CENTER OF RUTHERFORD CREEK; THENCE, EASTERLY WITH CENTERLINE OF RUTHERFORD CREEK AS FOLLOWS: SOUTH 54 DEGREES 10 MINUTES 43 SECONDS EAST A DISTANCE OF 310.13 FEET; SOUTH 41 DEGREES 38 MINUTES 43 SECONDS EAST A DISTANCE OF 408.00 FEET; SOUTH 51 DEGREES 43 MINUTES 43 SECONDS EAST A DISTANCE OF 200.00 FEET; SOUTH 64 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 530.00 FEET; NORTH 75 DEGREES 14 MINUTES 01 SECONDS EAST A DISTANCE OF 163.26 FEET; NORTH 36 DEGREES 56 MINUTES 17 SECONDS EAST A DISTANCE OF 180.50 FEET; THENCE, LEAVING THE CREEK WITH MAURY COUNTY BOARD OF EDUCATION (BOOK R2417, PAGE 31) SOUTH LINE, FOLLOWING GENERALLY ALONG A FENCE AS FOLLOWS: SOUTH 13 DEGREES 57 MINUTES 38 SECONDS EAST, PASSING OVER AN EXISTING IRON PIPE WITNESS CORNER AT 64.82 FEET, FOR A TOTAL

DISTANCE OF 865.60 FEET TO SET STONE FOUND AT FENCE CORNER BESIDE AND IRON PIN WITH CAP STAMPED "SAWYER" FOUND AT FENCE CORNER; SOUTH 82 DEGREES 32 MINUTES 19 SECONDS EAST A DISTANCE OF 905.81 FEET TO A WALNUT TREE; SOUTH 81 DEGREES 19 MINUTES 01 SECONDS EAST A DISTANCE OF 206.96 FEET TO AN OSAGE TREE; SOUTH 81 DEGREES 21 MINUTES 02 SECONDS EAST A DISTANCE OF 403.03 FEET TO AN IRON PIPE; SOUTH 85 DEGREES 56 MINUTES 39 SECONDS EAST A DISTANCE OF 338.52 FEET TO AN IRON PIN NEW AT NORTHWEST CORNER OF DAVE AND DEBORAH DROBEK (BOOK R2415, PAGE721); THENCE, WITH DROBEK'S LINE FOLLOWING THE CENTERLINE OF AN OLD ROAD (HARD TO MAKE OUT IN PLACES), AS FOLLOWS: SOUTH 44 DEGREES 07 MINUTES 39 SECONDS WEST A DISTANCE OF 431.96 FEET TO AN IRON PIN NEW; SOUTH 39 DEGREES 10 MINUTES 11 SECONDS WEST A DISTANCE OF 420.20 FEET TO AN IRON PIN NEW; SOUTH 12 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 369.63 FEET TO AN IRON PIN NEW AT THE NORTHEASTERLY CORNER OF ANDREW AND JENNIFER KOSTAS DEED DESCRIPTION, THIS POINT OVERLAPPING THE SUBJECT AGENT PROPERTY BOUNDARY BY 16.91 FEET AT THIS POINT; THENCE, ON A NEW LINE FORMED BY SAID KOSTAS DEED DESCRIPTION, SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST A DISTANCE OF 127.34 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", THIS BEING IN OLD FENCE FOLLOWING CLOSE TO THE SOUTH SIDE OF OLD ROAD BED; THENCE, FOLLOWING GENERALLY ALONG THE OLD FENCE AS FOLLOWS: NORTH 80 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 166.87 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", NORTH 82 DEGREES 44 MINUTES 55 SECONDS WEST A DISTANCE OF 227.19 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", NORTH 81 DEGREES 14 MINUTES 05 SECONDS WEST A DISTANCE OF 215.21 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", NORTH 81 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 196.84 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER" AT BASE OF WOOD FENCE POST, THENCE, ON A NEW LINE FORMED BY SAID KOSTAS DEED DESCRIPTION AND FOLLOWING CLOSELY THE TVA REPLACEMENT FENCING AS FOLLOWS, NORTH 09 DEGREES 00 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 25.52 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER" AT BASE OF WOOD FENCE POST, AND NORTH 82 DEGREES 01 MINUTES 21 SECONDS WEST A DISTANCE OF 289.18 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", THIS BEING THE NORTHWEST CORNER OF SAID KOSTAS DEED OVERLAP, AND SOUTH 13 DEGREES 16 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 24.18 FEET TO AN IRON PIN SET IN THE LINE THAT FOLLOWS THE SOUTH SIDE OF AN OLD PRIVATE ROAD, THIS BEING THE NORTHEAST CORNER OF GARLAND H. GLENN (BOOK 1115, PAGE 68); THENCE, RUNNING WITH SOUTH SIDE OF AN OLD PRIVATE ROAD ALONG THE NORTH BOUNDARY OF SAID GLENN PROPERTY, AND ON WITH DANIEL THOMAS (BOOK R1936, PAGE 292) NORTH 81 DEGREES 57 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 1,826.12 FEET TO A ¼ INCH IRON PIN FOUND AT THOMAS' NORTHWEST CORNER, THIS ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED DAN WOMACK BOUNDARY; THENCE, CONTINUING ON ALONG SOUTH SIDE OF OLD PRIVATE ROAD, NORTH 82 DEGREES 12 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 344.33 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 119.583 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY KEVIN A. EDMONSON, RLS 1515, DATED APRIL 27, 2017.

Being a part of the same property conveyed to Philip Harold Agent and wife, Yvonda Lynn Agent, as tenants by the entirety by Quitclaim deed from Philip Harold Agent of record in Book R2378, page 100, Register's Office for Maury County, Tennessee, dated June 24, 2000 and recorded on June 24, 2000. (Value or consideration shown in aforementioned deed \$0.00.) Being also known as 3021 Jackson Road 050 002.00 Spring Hill, Tennessee 37174

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

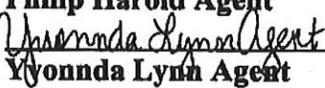
SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER**.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.


Philip Harold Agent

Yvonnda Lynn Agent

State of Tennessee
County of Williamson

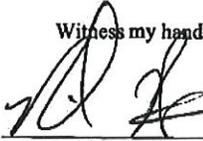
BK/PG: R2431/691-593
17006772

3 PGS-AL-WARRANTY DEED	
SUBSIE BATCH 186018	05/09/2017 - 08:00 AM
VALUE	1014370.50
MORTGAGE TAX	0.00
TRANSFER TAX	5973.17
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	5991.17

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Philip Harold Agent and Yvonnda Lynn Agent, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of May, 2017.


Notary Public
My Commission Expires: _____


Owner Name & Property Address:

Name: Don R. Cameron III
Address: 3021 Jackson Road
City, State, Zip: Spring Hill, TN 37174

Responsible Party For Taxes:

Name: Don R. Cameron III
Address: 1503 Columbia Ave.
City, State, Zip: Franklin, TN 37064

Tax ID: P/O 050-002.00


State of Tennessee **Comptroller of the Treasury**
Real Estate Assessment Data

Home	About	New Search	Return to List
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County Number: 060

County Name: MAURY

Tax Year: 2017

Property Owner and Mailing Address

Jan 1 Owner:
 AGENT PHILIP HAROLD ETUX YVONNDA LYNN
 3019 JACKSON RD
 SPRING HILL, TN 37174

Current Owner:
 CAMERON DON R III
 1503 COLUMBIA AVE
 FRANKLIN, TN 37064

Property Location

Address: JACKSON RD 3021

Map: 050 **Grp:** **Ctrl Map:** 050 **Parcel:** 002.00 **PI:** **S/l:** 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$471,800	Land Use Value: \$169,200
Improvement Value: \$83,400	Improvement Value: \$83,400
Total Market Appraisal: \$555,200	Total Use Appraisal: \$252,600
	Assessment %: 25
	Assessment: \$63,150

General Information

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	A01
# Bldgs:	2	# Mobile Homes:	1
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

Subdivision Data

Subdivision:

Plat Bk: **Plat Pg:** **Block:** **Lot:**

Additional Description

Building Information

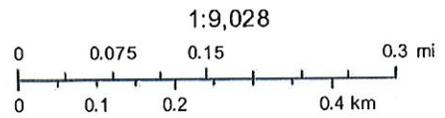
Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	2
Living/Business Sq. Ft.:	2,392	Floor System:	04 - WOOD W/ SUB FLOOR
Foundation:	02 - CONTINUOUS FOOTING	Structural Frame:	00 - NONE
Exterior Wall:	04 - SIDING AVERAGE	Roof Cover/Deck:	00 - CORRUGATED METAL
Roof Framing:	02 - GABLE/HIP	Floor Finish:	08 - PINE/SOFT WOOD
Cabinet/Millwork:	03 - AVERAGE	Paint/Decor:	03 - AVERAGE
Interior Finish:	07 - DRYWALL	Plumbing Fixtures:	3
Heat and A/C:	00 - NONE		

Maury County - Parcel: 050 004.27

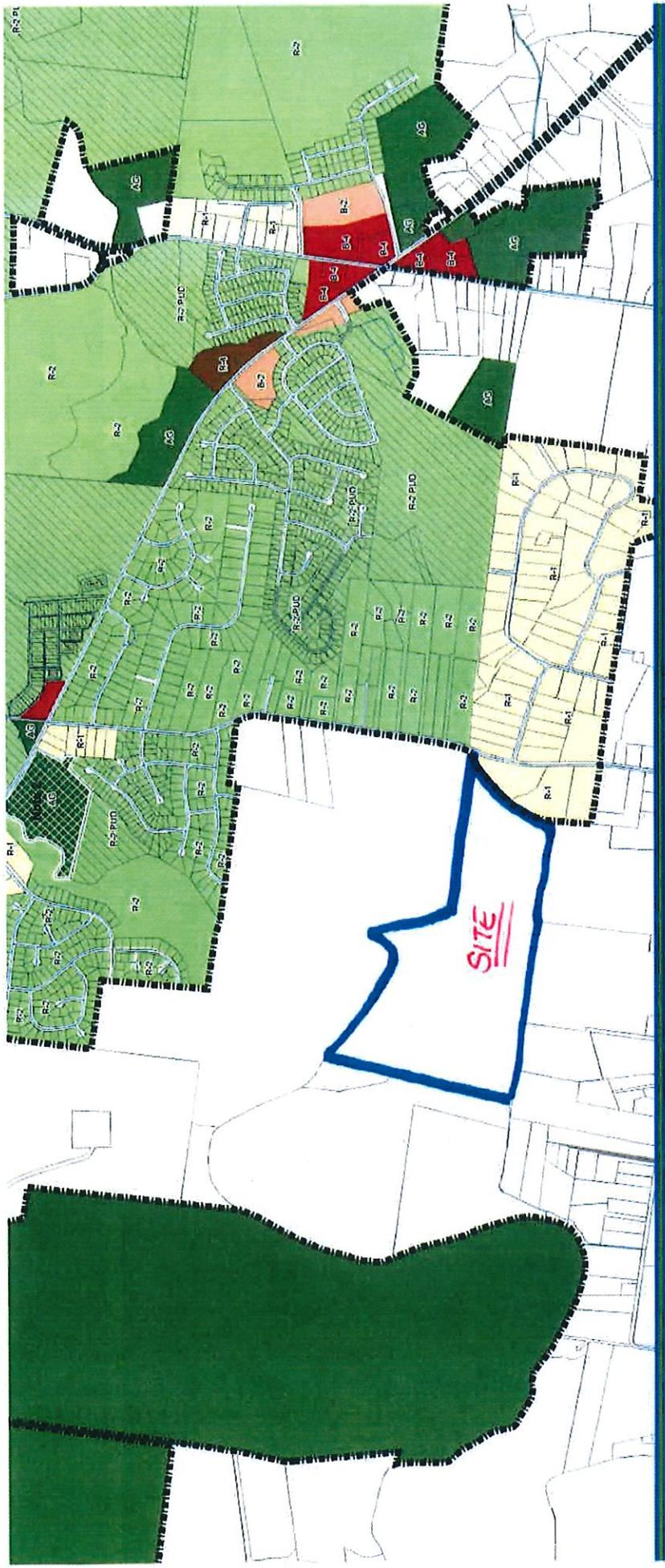


August 9, 2017



TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

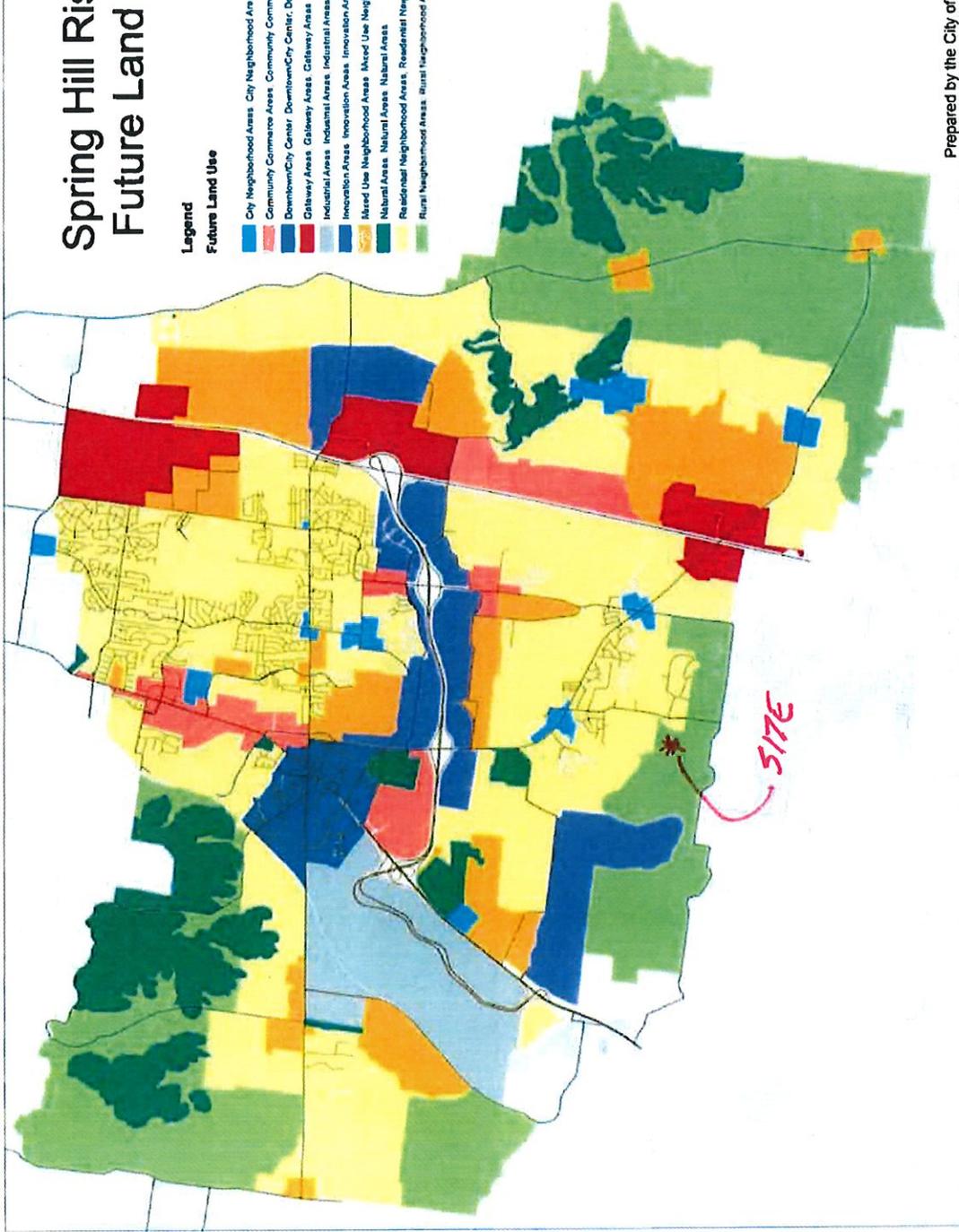
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law



Spring Hill Rising: 2040 Future Land Use Plan

Legend Future Land Use

- City Neighborhood Areas
- Community Commerce Areas
- Downtown/City Center
- Gateway Areas
- Industrial Areas
- Innovation Areas
- Mixed Use Neighborhood Areas
- Natural Areas
- Residential Neighborhood Areas
- Rural Neighborhood Areas
- City Neighborhood Areas
- Community Commerce Areas
- Downtown/City Center, Downtown/City Center
- Gateway Areas
- Industrial Areas
- Innovation Areas
- Mixed Use Neighborhood Areas
- Natural Areas
- Residential Neighborhood Areas
- Rural Neighborhood Areas



Prepared by the City of Spring Hill Planning Department

Rural Neighborhood Areas

Rural Neighborhood Areas are defined by agricultural uses, low density residential uses, and limited low intensity non-residential uses where appropriate to preserve and enhance the rural character of the area.

The development pattern is defined by sparsely scattered buildings that are usually a combination of residential homes and structures for agricultural activities. Spacing between buildings is usually wide and they are separated by large tracts of land. Some rural areas may have clusters of residential buildings that are closer to one another and the street to create rural 'hamlets' (such as Culleoka, Hampshire and Santa Fe), which are intended to preserve the integrity of existing natural, environmental, or historic features.

Agricultural activities are a defining feature of this category and include pasture land, crop fields, and activities relating to harvesting the land. Other non-residential uses should be limited to those that provide essential services to the rural community, such as schools, post offices, small grocery store, or feed stores. These buildings should be located on smaller lots, oriented close to the street, and clustered together to minimize the development of the surrounding rural landscape.

Transportation is characterized by a road network that generally follows contours and other natural features. Typical rural road cross sections consist of the roadway, shoulders, and ditch and swales with no curbs or sidewalks. The nature of the road network and low frequency of intersections limits mobility options to motorized vehicles and increases trip distance and time.

Civic services such as schools, community centers, and post offices are located at primary intersections. Water and sewer service is limited and are discouraged from expanding into rural areas. Instead, water and sewer should be handled on site with best management practices to limit negative environmental impacts.

Farm land and natural features are the main types of green space in rural areas and are mostly located on private land. Public access to green space is typically at regional parks and through greenways that emphasize the preservation of land in a natural state.



Design Principles

Site Design

- Deep building setbacks for residential and agricultural uses or moderate building setbacks to locate a non-residential building close to the street
- Small building footprints in relation to the lot size
- Access generally provided by a private drive

Density/Intensity

- Low density and intensity
- Up to one du/two acres
- Higher density and intensity through a conservation subdivision design

Green Space

- Natural landscape
- Maintain connections between natural features
- Maintain and preserve important agricultural land and historic features
- Informal landscaping

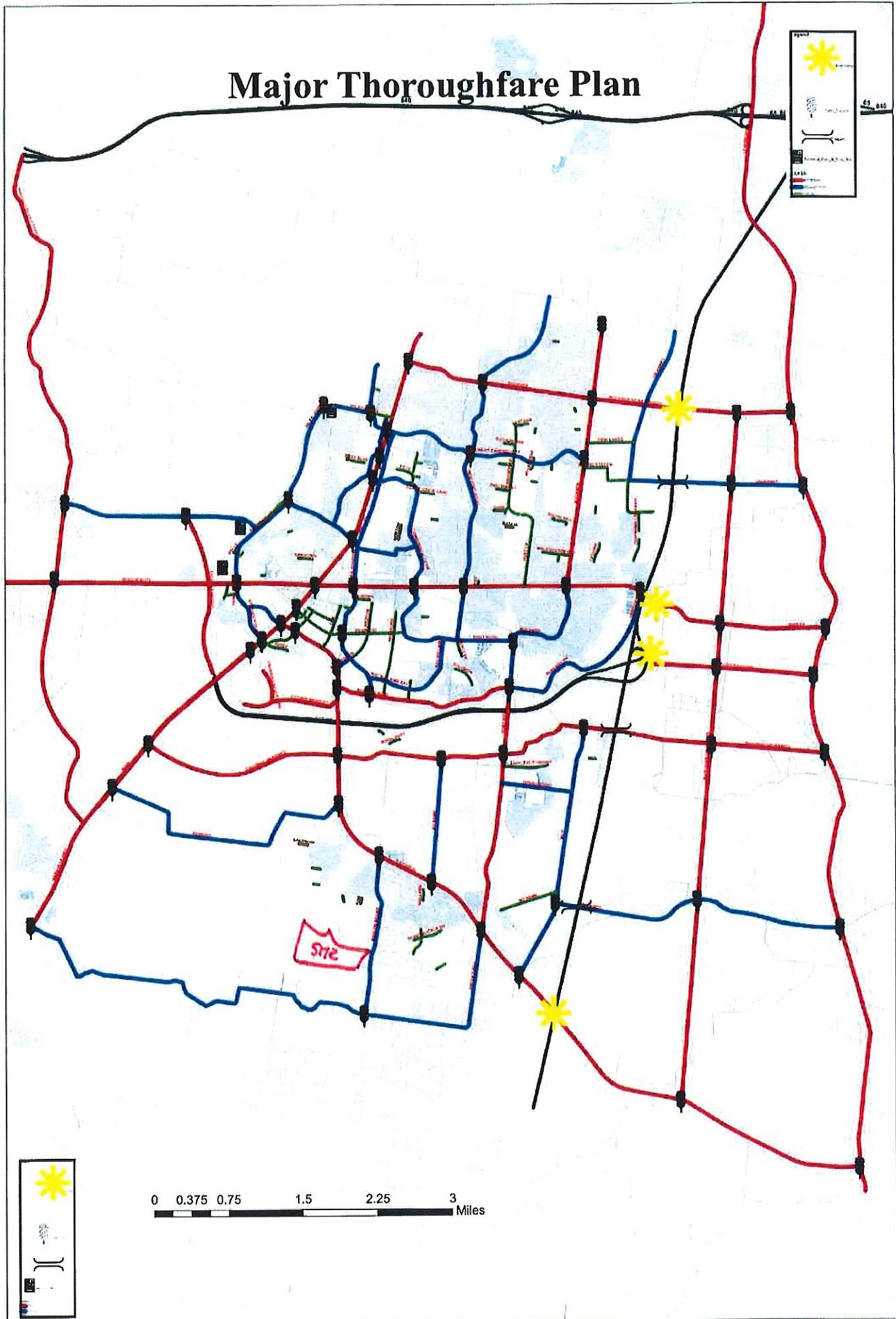
Transportation

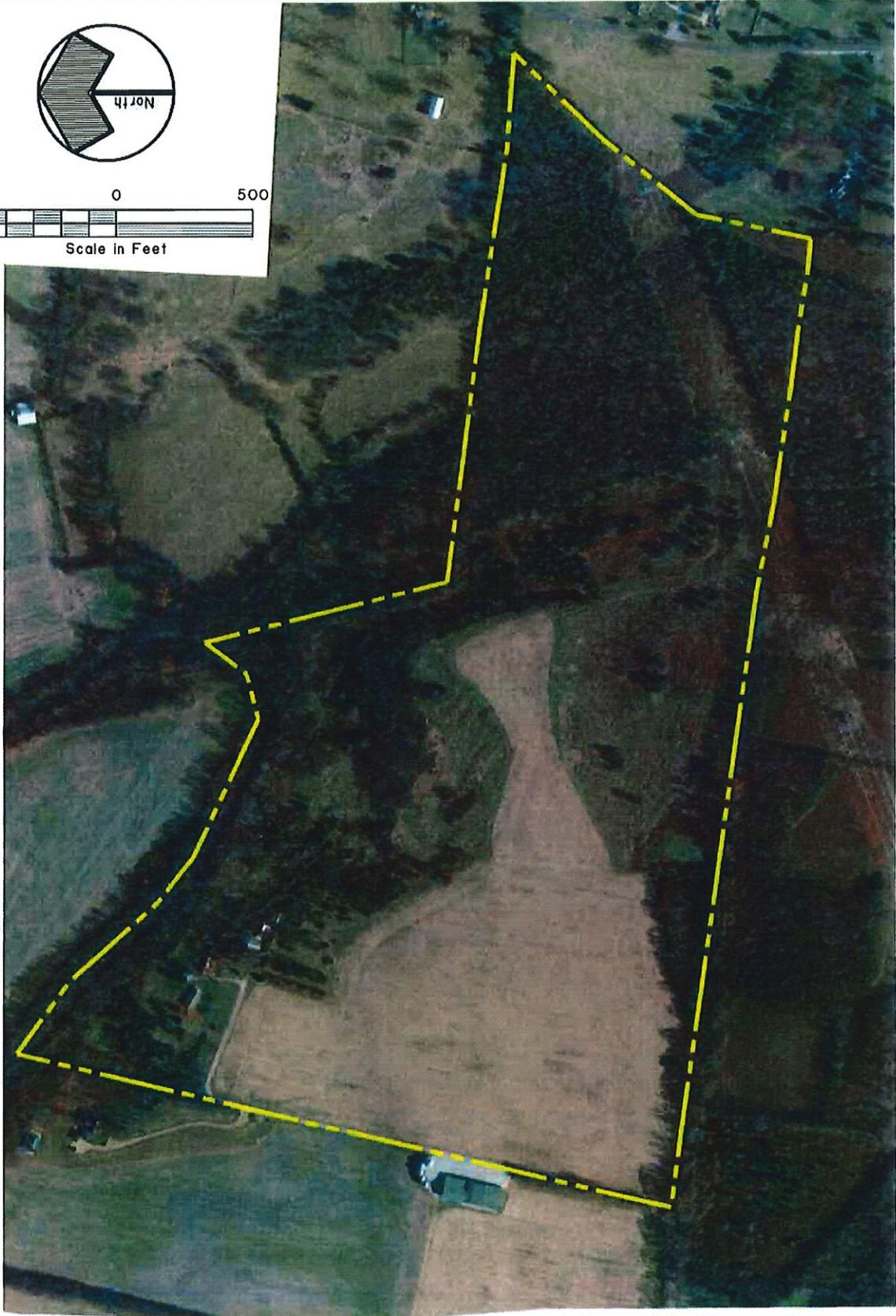
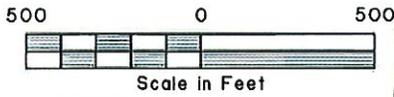
- Pedestrian connectivity primarily through trails and greenways
- Street network with significant distance between intersections
- Rural roadways with low impact street cross sections

Infrastructure

- Limited municipal water and sewer

Major Thoroughfare Plan





PREPARED BY:
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

Map 50, Parcel 2
Tree Mass Exhibit
08-08-17 1"=500'



<p>This Instrument Prepared By and Returned To:</p> <p><i>PHIL</i></p> <p>Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170087</p> <p>After Recording Return To The Above.</p>	<p>I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is \$1,614,370.50 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.</p> <p><i>[Signature]</i> Affiant</p> <p>Sworn to and subscribed before me this 1st day of May, 2017.</p> <p><i>[Signature]</i> Notary Public My Commission Expires <i>[Signature]</i></p>
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WARRANTY DEED

THIS INDENTURE, made this 1st day of May, 2017, among:

PHILIP HAROLD AGENT AND WIFE, YVONNDA LYNN AGENT, AS

TENANTS BY THE ENTIRETY

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

DON R. CAMERON III

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of \$10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**AGENT LAND DESCRIPTION
MAP 50, PARCEL 2.00 (TRACT 1)
SPRING HILL-MAURY COUNTY-TENNESSEE**

BEGINNING ON AN EXISTING ¼ INCH IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THIS TRACT, THIS ALSO BEING THE SOUTHEAST CORNER OF WALTER STEVEN AND ALPHA DEAN BAKER (BOOK R1971, PAGE 207), THIS ALSO BEING IN THE NORTH LINE OF DAN WOMACK (BOOK R2315, PAGE 492); THENCE NORTHERLY WITH BAKER'S EAST LINE, RUNNING PARTIALLY ALONG THE WEST SIDE OF JACKSON ROAD AND JOINING EAST LINE OF RONALD AND CHERYL WRIGHT (BOOK R2128, PAGE 109), NORTH 13 DEGREES 27 MINUTES 46 SECONDS EAST, PASSING OVER AN EXISTING IRON PIN FOUND WITH CAP STAMPED "CAMPBELL", 106.16 FEET FROM CORNER, A TOTAL DISTANCE OF 2326.58 FEET TO A POINT IN THE CENTER OF RUTHERFORD CREEK; THENCE, EASTERLY WITH CENTERLINE OF RUTHERFORD CREEK AS FOLLOWS: SOUTH 54 DEGREES 10 MINUTES 43 SECONDS EAST A DISTANCE OF 310.13 FEET; SOUTH 41 DEGREES 38 MINUTES 43 SECONDS EAST A DISTANCE OF 408.00 FEET; SOUTH 51 DEGREES 43 MINUTES 43 SECONDS EAST A DISTANCE OF 200.00 FEET; SOUTH 64 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 530.00 FEET; NORTH 75 DEGREES 14 MINUTES 01 SECONDS EAST A DISTANCE OF 163.26 FEET; NORTH 36 DEGREES 56 MINUTES 17 SECONDS EAST A DISTANCE OF 180.50 FEET; THENCE, LEAVING THE CREEK WITH MAURY COUNTY BOARD OF EDUCATION (BOOK R2417, PAGE 31) SOUTH LINE, FOLLOWING GENERALLY ALONG A FENCE AS FOLLOWS: SOUTH 13 DEGREES 57 MINUTES 38 SECONDS EAST, PASSING OVER AN EXISTING IRON PIPE WITNESS CORNER AT 64.82 FEET, FOR A TOTAL

DISTANCE OF 865.60 FEET TO SET STONE FOUND AT FENCE CORNER BESIDE AND IRON PIN WITH CAP STAMPED "SAWYER" FOUND AT FENCE CORNER; SOUTH 82 DEGREES 32 MINUTES 19 SECONDS EAST A DISTANCE OF 905.81 FEET TO A WALNUT TREE; SOUTH 81 DEGREES 19 MINUTES 01 SECONDS EAST A DISTANCE OF 206.96 FEET TO AN OSAGE TREE; SOUTH 81 DEGREES 21 MINUTES 02 SECONDS EAST A DISTANCE OF 403.03 FEET TO AN IRON PIPE; SOUTH 85 DEGREES 56 MINUTES 39 SECONDS EAST A DISTANCE OF 338.52 FEET TO AN IRON PIN NEW AT NORTHWEST CORNER OF DAVE AND DEBORAH DROBEK (BOOK R2415, PAGE 721); THENCE, WITH DROBEK'S LINE FOLLOWING THE CENTERLINE OF AN OLD ROAD (HARD TO MAKE OUT IN PLACES), AS FOLLOWS: SOUTH 44 DEGREES 07 MINUTES 39 SECONDS WEST A DISTANCE OF 431.96 FEET TO AN IRON PIN NEW; SOUTH 39 DEGREES 10 MINUTES 11 SECONDS WEST A DISTANCE OF 420.20 FEET TO AN IRON PIN NEW; SOUTH 12 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 369.63 FEET TO AN IRON PIN NEW AT THE NORTHEASTERLY CORNER OF ANDREW AND JENNIFER KOSTAS DEED DESCRIPTION, THIS POINT OVERLAPPING THE SUBJECT AGENT PROPERTY BOUNDARY BY 16.91 FEET AT THIS POINT; THENCE, ON A NEW LINE FORMED BY SAID KOSTAS DEED DESCRIPTION, SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST A DISTANCE OF 127.34 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", THIS BEING IN OLD FENCE FOLLOWING CLOSE TO THE SOUTH SIDE OF OLD ROAD BED; THENCE, FOLLOWING GENERALLY ALONG THE OLD FENCE AS FOLLOWS: NORTH 80 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 166.87 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", NORTH 82 DEGREES 44 MINUTES 55 SECONDS WEST A DISTANCE OF 227.19 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", NORTH 81 DEGREES 14 MINUTES 05 SECONDS WEST A DISTANCE OF 215.21 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", NORTH 81 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 196.84 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER" AT BASE OF WOOD FENCE POST, THENCE, ON A NEW LINE FORMED BY SAID KOSTAS DEED DESCRIPTION AND FOLLOWING CLOSELY THE TVA REPLACEMENT FENCING AS FOLLOWS, NORTH 09 DEGREES 00 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 25.52 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER" AT BASE OF WOOD FENCE POST, AND NORTH 82 DEGREES 01 MINUTES 21 SECONDS WEST A DISTANCE OF 289.18 FEET TO AN IRON PIN FOUND WITH CAP STAMPED "ALEXANDER", THIS BEING THE NORTHWEST CORNER OF SAID KOSTAS DEED OVERLAP, AND SOUTH 13 DEGREES 16 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 24.18 FEET TO AN IRON PIN SET IN THE LINE THAT FOLLOWS THE SOUTH SIDE OF AN OLD PRIVATE ROAD, THIS BEING THE NORTHEAST CORNER OF GARLAND H. GLENN (BOOK 1115, PAGE 68); THENCE, RUNNING WITH SOUTH SIDE OF AN OLD PRIVATE ROAD ALONG THE NORTH BOUNDARY OF SAID GLENN PROPERTY, AND ON WITH DANIEL THOMAS (BOOK R1936, PAGE 292) NORTH 81 DEGREES 57 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 1,826.12 FEET TO A 1/4 INCH IRON PIN FOUND AT THOMAS' NORTHWEST CORNER, THIS ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED DAN WOMACK BOUNDARY; THENCE, CONTINUING ON ALONG SOUTH SIDE OF OLD PRIVATE ROAD, NORTH 82 DEGREES 12 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 344.33 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 119.583 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY KEVIN A. EDMONSON, RLS 1515, DATED APRIL 27, 2017.

Being a part of the same property conveyed to Philip Harold Agent and wife, Yvonna Lynn Agent, as tenants by the entirety by Quitclaim deed from Philip Harold Agent of record in Book R2378, page 100, Register's Office for Maury County, Tennessee, dated June 24, 2000 and recorded on June 24, 2000. (Value or consideration shown in aforementioned deed \$0.00.) Being also known as 3021 Jackson Road 050 002.00 Spring Hill, Tennessee 37174

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER**.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Philip Harold Agent

Philip Harold Agent
Yvonnda Lynn Agent

Yvonnda Lynn Agent

BK/PG: R2431/591-593	
17006772	
3 PGS/AL WARRANT DEED	
SUBSIE BATCH: 186018	05/02/2017 - 02:00 AM
VALUE	1614370.00
MORTGAGE TAX	0.00
TRANSFER TAX	5973.17
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	5991.17
STATE OF TENNESSEE, MAURY COUNTY JOHN FLEMING REGISTER OF DEEDS	

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Philip Harold Agent and Yvonnda Lynn Agent, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of May, 2017.

[Signature]

Notary Public
My Commission Expires: _____


Owner Name & Property Address:

Name: Don R. Cameron III
Address: 3021 Jackson Road
City, State, Zip: Spring Hill, TN 37174

Responsible Party For Taxes:

Name: Don R. Cameron III
Address: 1503 Columbia Ave.
City, State, Zip: Franklin, TN 37064

Tax ID: P/O 050-002.00

