

ORDINANCE 14-32

AN ORDINANCE TO DE-ANNEX CERTAIN TERRITORIES WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF WHITE HOUSE, TENNESSEE.

WHEREAS, a public hearing before this body will be held the 15th day of January 2015, and notice thereof published in the Browser Connection on December 30, 2014; and

WHEREAS, application from the property owner to de-annex the below mentioned property from the City limits, and

WHEREAS, a Plan of Services for such territory will be duly adopted by the White House Board of Mayor and Aldermen, and

WHEREAS, the de-annexation of such territories is deemed necessary for the welfare of the property owner thereof and of the City as a whole;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of White House, Tennessee that the territories described below be de-annexed and removed from the corporate boundaries of the City of White House:

Sumner County Tax Map 75, Parcel 24

This description contains the property located on Parcel 24, Sumner County Tax Map 75; the property contains 87.7 acres, more or less. The property is referenced on Sumner County Tax Assessors Web-Site per December 10, 2014. **(Legal description attached-Tract #2-5)**

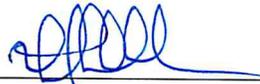
BE IT FURTHER ORDAINED that the attached map is made exhibit to this ordinance.

This ordinance shall become effective upon publication of final reading and thirty (30) days upon final reading, the public welfare requiring it.

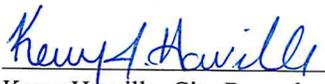
First Reading: December 18, 2014 PASSED

Second Reading: January 15, 2015 PASSED

ATTEST:



Mike Arnold, Mayor



Kerry Harville, City Recorder

Steven E. Artz and Associates, Inc.

913, Page 60, Record Book 558, Page 586 and Record Book 423, Page 833, ROSCT, marked by a witness pin (old), on the northerly side of said creek;
thence, N 04°02'32" E, 1018.26 feet to an iron fence post (old), a common corner of said tract of land which belongs to Jerry T. Coble, and a tract of land which belongs to David Wilkinson, having a deed reference in Deed Book 480, Page 74, ROSCT;
thence, N 61°43'55" E, 308.14 feet to a 24 inch maple tree, a common corner of said tract of land which belongs to David Wilkinson, and said tract of land which belongs to Lanny R. Wilkinson;
thence with the boundary of said tract of land which belongs to Lanny R. Wilkinson, as follows:
S 73°13'34" E, 340.04 feet to a 12 inch maple tree;
thence, N 05°14'07" E, 545.72 feet, to the point of beginning, containing **15.21 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated January 29, 2014.

The above described tract of land is subject to a drainage easement of record in Plat Book 25, Page 229, RORCT, and as shown on the plat, this survey.

The above described tract of land is served by a common turn around easement, which is described following the description of Tract 3, this survey.

Tract 2 .

Beginning at an iron pin (new), said iron pin being located from an iron rod (old), a common corner of a tract of land which belongs to Lanny R. Wilkinson, having a deed reference in Deed Book 441, Page 611, ROSCT, and a tract of land which belongs to Thomas L. Aldstadt, having a deed reference in Record Book 370, Page 796, ROSCT, and Lot 38, Briarwood, Phase 1, Section 2, being a plat of record in Plat Book 25, Page 229, ROSCT,
S 83°54'59" E, 284.94 feet;
thence, S 02°00'14" W, 22.67 feet;
thence, S 26°05'41" W, 20.41 feet;
thence, S 16°09'10" W, 55.97 feet, **to the point of beginning**, the northwest corner of this tract, and continuing with a new line, as follows:
with a curve to the left, having a radius of 50.00 feet, an arc distance of 65.54 feet, and a chord bearing and distance of S 55°25'45" E, 60.95 feet to an iron pin (new);
S 02°58'48" E, 335.16 feet to an iron pin (new);
thence, S 05°51'03" W, 1496.09 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Deborah Nugent, having a deed reference in Record Book 3234, Page 131, ROSCT;
thence, N 85°46'07" W, 721.14 feet to a point in the center of Honeyrun Creek, a corner of said tract of land which belongs to Deborah Nugent, marked by a witness pin (old), on the easterly side of said creek;
thence with the center of Honeyrun Creek, as follows:

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N 14°57'47" W, 46.77 feet;
thence, N 27°53'08" W, 59.82 feet to a point at the intersection of the center of Honeyrun Creek and the center of a branch;
thence leaving said creek and continuing with a new line, and said branch, as follows:
N 50°05'27" E, 28.55 feet;
thence, N 31°17'05" E, 56.96 feet;
thence, N 49°39'18" E, 40.25 feet;
thence, N 81°56'57" E, 42.91 feet;
thence, N 25°21'13" E, 29.82 feet;
thence, N 21°03'45" E, 74.43 feet;
thence, N 46°45'30" W, 193.12 feet to the mouth of a spring;
thence leaving said branch and continuing on with a new line, as follows:
N 10°43'09" E, 808.51 feet to an iron pin (new);
thence, N 50°49'47" E, 215.29 feet to an iron pin (new);
thence, N 05°51'03" E, 301.44 feet to an iron pin (new);
thence, N 52°12'59" E, 242.01 feet, to the point of beginning, containing **18.94 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated January 29, 2014, revised June 26, 2014.

The above described tract of land is served by a common turn around easement, which is described following the description of Tract 3, this survey.

Tract 3

Beginning at an iron pin (new), the southeast corner of Lot 38, Briarwood, Phase 1, Section 2, being a plat of record in Plat Book 25, Page 229, ROSCT, the southwest end of Cassandra Drive, said iron pin being located from an iron rod (old), a common corner of a tract of land which belongs to Lanny R. Wilkinson, having a deed reference in Deed Book 441, Page 611, ROSCT, and a tract of land which belongs to Thomas L. Aldstadt, having a deed reference in Record Book 370, Page 796, ROSCT, and said Lot 38,

S 83°54'59" E, 284.94 feet, **to the point of beginning**, the northwest corner of this tract, and continuing, as follows:

S 83°54'59" E, passing the southeast end of Cassandra Drive, the southwest corner of lot 37, and continuing on passing a common corner of Lots 37 and 35, and continuing on in all, 267.22 feet to an iron pin (new), in the southerly boundary of said Lot 35;

thence, with a new line, as follows:

S 10°59'40" E, 1227.68 feet to an iron pin (new);

thence, S 04°13'53" W, 761.92 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Deborah Nugent, having a deed reference in Record Book 3234, Page 131, ROSCT;

thence, N 85°46'07" W, 555.39 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Deborah Nugent;

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thence with a new line, as follows:

N 05°51'03" E, 1496.09 feet to an iron pin (new);

thence, N 02°58'48" W, 335.16 feet, to an iron pin (new);

thence with a curve to the right, having a radius of 50.00 feet, an arc distance of 124.94 feet, and a chord bearing and distance of N 21°23'50" W, 94.88 feet to an iron pin (new);

thence, with a curve to the left, having a radius of 25.00 feet, an arc distance of 21.02 feet, and a chord bearing and distance of N 26°05'41" E, 20.41 feet to an iron pin (new);

thence, N 02°00'14" E, 22.67 feet, to the point of beginning, containing **19.69 acres**, as

surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated January 29, 2014, revised October 21, 2014.

The above described tract of land is subject to and served by a common turn around easement, which is described, as follows:

Common Turn-Around Easement

*Show on Renewed
Plat Sec II*

Beginning at an iron pin (new), the southwest end of Cassandra Drive, the southeast corner of Lot 38, Briarwood, being a plat of record in Plat Book 25, Page 229, ROSCT, said iron pin being located from an iron rod (old), a common corner of a tract of land which belongs to Lanny R. Wilkinson, having a deed reference in Deed Book 441, Page 611, ROSCT, and a tract of land which belongs to Thomas L. Aldstadt, having a deed reference in Record Book 370, Page 796, ROSCT, the southwest corner of said Lot 38,

S 83°54'59" E, 284.94 feet, **to the point of beginning**, the most northerly northwest corner of this tract, and continuing, as follows:

S 83°54'59" E, 50.13 feet to an iron pin (new), the southeast end of Cassandra Drive, the southwest corner of Lot 37;

thence with a new line, as follows:

S 02°00'00" W, 19.10 feet to an iron pin (new);

thence with a curve to the left, having a radius of 25.00 feet, an arc distance of 21.03 feet, and a chord bearing and distance of S 22°05'41" E, 20.41 feet to an iron pin (new);

thence with a curve to the right, having a radius of 50.00 feet, an arc distance of 241.18 feet, and a chord bearing and distance of N 88°00'08" W, 66.67 feet to an iron pin (new);

thence with a curve to the left, having a radius of 25.00 feet, an arc distance of 21.02 feet, and a chord bearing and distance of N 26°05'41" E, 20.41 feet to an iron pin (new);

thence, N 02°00'14" E, 22.67 feet, to the point of beginning, containing **0.21 acres**, as

surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated January 29, 2014.

Tract 4

Beginning at an iron pin (new), the southwest end of Ashley Drive, the southeast corner of Lot 33, Briarwood, Phase 1, Section 2, being a plat of record in Plat Book 25,

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Page 229, ROSCT, the northeast corner of this tract, and continuing with a new line, as follows:

S 06°35'49" W, 50.00 feet to an iron pin (new);

thence, S 41°12'15" E, 786.26 feet to an iron pin (new);

thence, S 00°11'38" E, 1339.81 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Deborah Nugent, having a deed reference in Record Book 3234, Page 131, ROSCT;

thence, N 85°46'07" W, 617.47 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Deborah Nugent;

thence with a new line, as follows:

N 04°13'53" E, 761.92 feet to an iron pin (new);

thence, N 10°59'40" W, 1227.68 feet to an iron pin (new), in the southerly boundary of Lot 35;

thence, S 83°54'59" E, passing a common corner of Lots 35 and 34, and continuing on passing a common corner of Lots 34 and 33, and continuing on in all, 278.53 feet, to the point of beginning, containing **24.61 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated January 29, 2014, revised October 21, 2014.

The above described tract of land is served by a 50' Ingress, Egress and utility easement, which is described, as follows:

50' Ingress, Egress and Utility Easement

Beginning at an iron pin (old), the southwest end of Ashley Drive, the southeast corner of Lot 33, Briarwood, Phase 1, Section 2, being a plat of record in Plat Book 25, Page 229, ROSCT, the northwest corner of this tract, and continuing, as follows:

S 83°54'59" E, 50.00 feet to an iron pin (new), at the southwest end of Ashley Drive, the southwest corner of Lot 32;

thence with a new line, as follows:

S 06°35'49" W, 95.79 feet to an iron pin (new);

thence, N 41°12'15" W, 67.49 feet to an iron pin (new);

thence, N 06°35'49" E, 50.00 feet, to the point of beginning, containing **0.08 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated October 20, 2014.

Tract #5

Beginning at an iron pin (old), the southwest end of Ashley Drive, the southeast corner of Lot 33, Briarwood, Phase 1, Section 2, being a plat of record in Plat Book 25, Page 229, ROSCT, the northwest corner of this tract, and continuing, as follows:

S 83°54'59" E, the southeast end of Ashley Drive, the southwest corner of Lot 32, and continuing on passing a common corner of Lots 32 and 31, and continuing on in all, 390.85 feet to an iron pin (old), a common corner of Lot 31, and a tract of land which

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belongs to Maxie L. Lamberth, having a deed reference in Deed Book 347, Page 123, ROSCT;
thence, S 83°10'47" E, 648.15 feet to an iron pin (old), a common corner of said tract of land which belongs to Maxie L. Lamberth, and a tract of land which belongs to Richard H. Hall, having a deed reference in Deed Book 470, Page 554, ROSCT;
thence, S 03°21'22" W, 167.81 feet to an iron pin (old), a common corner of said tract of land which belongs to Richard H. Hall, and a second tract of land which belongs to Richard H. Hall, having a deed reference in Record Book 20, Page 197, ROSCT;
thence, S 03°22'21" W, 167.84 feet to a pipe (old), a common corner of said second mentioned tract of land which belongs to Richard H. Hall, and a tract of land which belongs to Michael T. Stephens, having a deed reference in Record Book 243, Page 16, ROSCT;
thence with the boundary of said tract of land which belongs to Michael T. Stephens, as follows:
S 03°50'33" W, 360.04 feet to an iron pin (old);
thence, S 05°28'08" W, 507.43 feet to an iron pin (old);
thence, S 07°10'10" W, 693.55 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Michael T. Stephens, a corner of a tract of land which belongs to Deborah Nugent, having a deed reference in Record Book 3234, Page 131, ROSCT;
thence, N 85°46'07" W, 337.65 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Deborah Nugent;
thence with a new line, as follows:
N 00°11'38" W, 1339.81 feet to an iron pin (new);
thence, N 41°12'15" W, 786.26 feet to an iron pin (new);
thence, N 06°35'49" E, 50.00 feet, to the point of beginning, containing **23.25 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated January 29, 2014.

The above described tract of land is subject to a 50' Ingress, Egress and Utility easement, which is described following the description of Lot 4, this survey.

The above described tracts of land and easement may be found on Tax Map 75, Parcel 24, in the Tax Assessor's Office for Sumner County, Tennessee

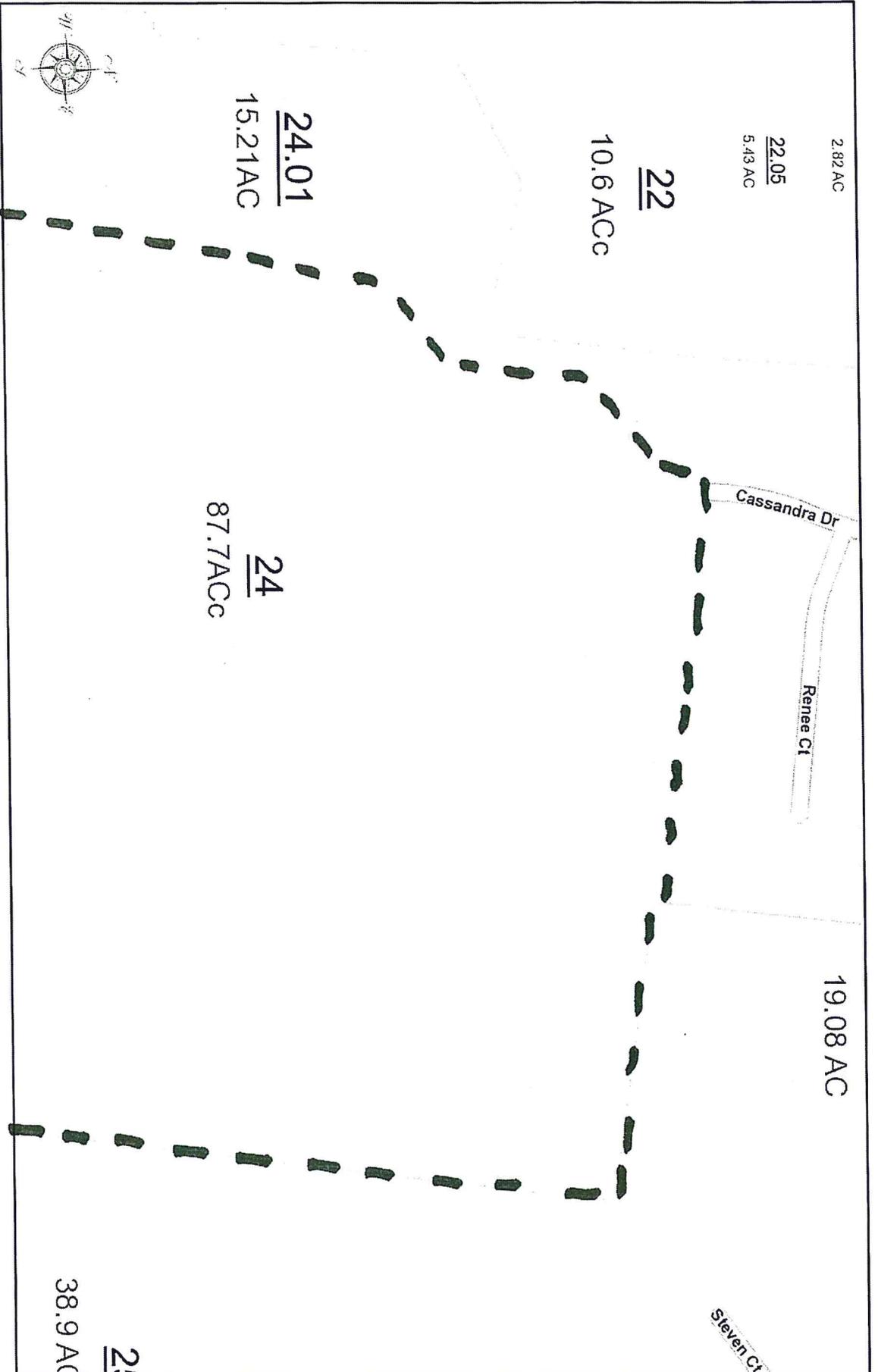
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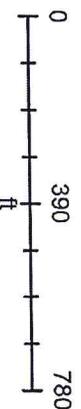
Lord 1



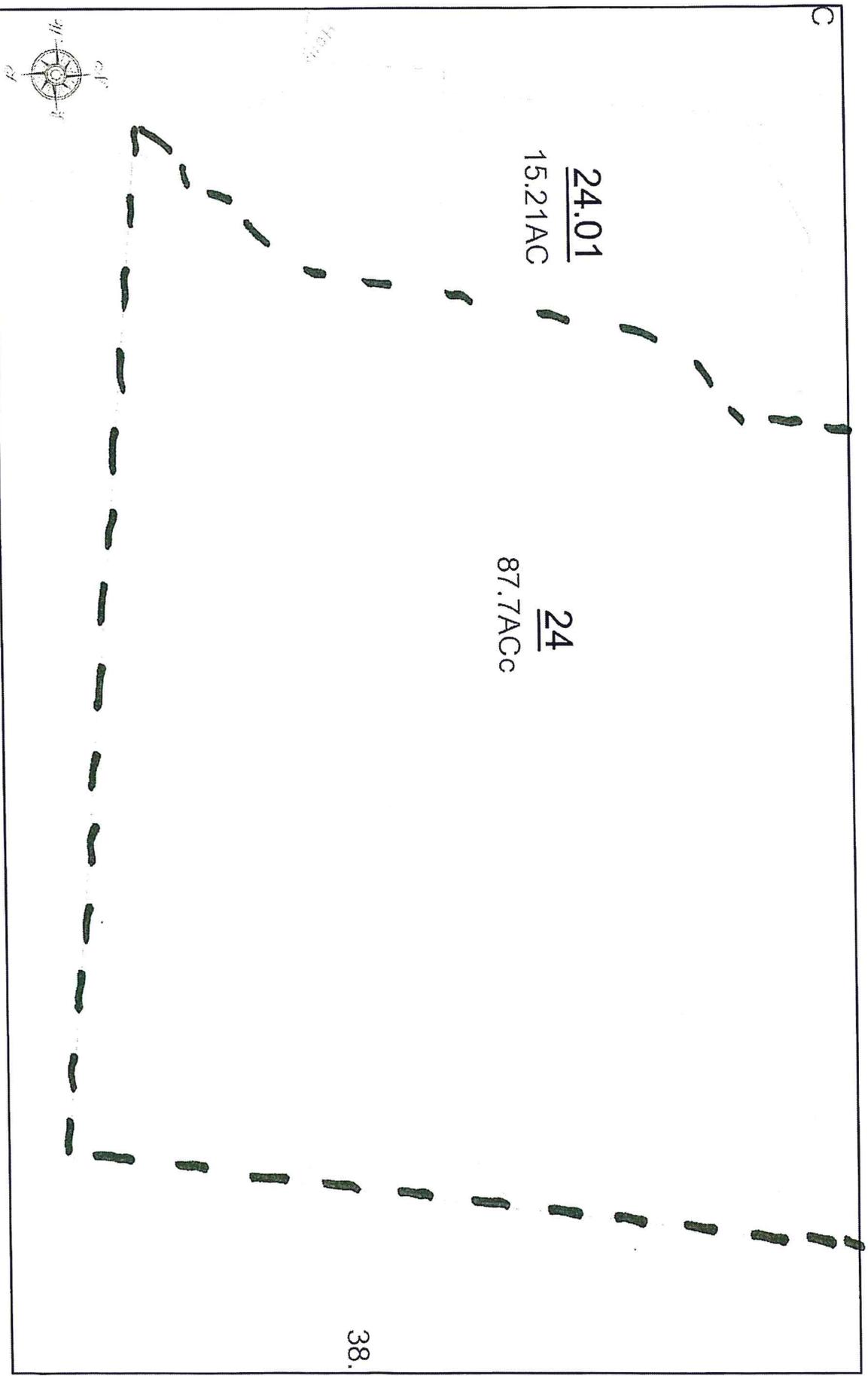
SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: September 10, 2014



Lord 2



SUMNER COUNTY, TENNESSEE

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MAP DATE: December 10, 2014

