ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

REVISED 12/05/2019

APPLICATION FOR ZONING MAP AMENDMENT

DATE FILED: 12/13/22 **MEETING DATE:** 5/25/23

1. **NAME OF APPLICANT OR DEVELOPER:** Level 1 Real Estate Group **PHONE:** 615-838-8961

   ADDRESS: P.O. Box 1041
   (Street No. and Name)
   Springfield TN 37172
   (City) (State) (Zip Code)

2. **PROPERTY OWNER:** Same as above **PHONE:** _____

   ADDRESS: _____
   (Street No. and Name)
   _____
   (City) (State) (Zip Code)

3. **LAND SURVEYOR:** Steven E. Artz and Assoc, LLC **PHONE:** 615-382-0481

   ADDRESS: P.O. Box 923
   (Street No. and Name)
   Springfield TN 37172
   (City) (State) (Zip Code)

4. **LOCATION OF PROPERTY:** On the North side of U.S Hwy 41 North
   (Road)

5. **TAX MAP NUMBER(S)** 69 **PARCEL NUMBER** p/o 2.01

   PLEASE CONTACT PROPERTY OWNERS IN THE AREA THAT COULD BE AFFECTED BY THIS REQUEST **INFORMING THEM OF YOUR PROPOSAL. (A signed petition by the property owners can be helpful.**

6. **TOTAL ACREAGE:** 4.56

   CURRENT ZONING CLASSIFICATION: C-1

   (PLEASE INCLUDE ANY PREVIOUS OWNERS AND ZONING CHANGES IF KNOWN. ALSO PROVIDE COPY OF DEED OR ANY OTHER HISTORICAL INFORMATION DATED BACK TO 1972.

   PROPOSED ZONING CLASSIFICATION: R40

   VOTING DISTRICT: 11th

7. ***PROVIDE A DETAILED WRITTEN STATEMENT ON THE PURPOSE OF THE REZONING AND THE PROPOSED USE OF THE PROPERTY (A SKETCH PLAN MAY BE REQUIRED IF DEEMED NECESSARY BY THE PLANNER)... THIS LETTER MUST BE DATED AND SIGNED. NO ZONING APPLICATION SHALL BE ACCEPTED UNLESS THE APPLICANT HAS HAD A PRIOR MEETING WITH THE PLANNER.***

8. ***PROVIDE A LETTER FROM THE WATER UTILITY PROVIDING SERVICE TO THE AREA INDICATING THAT THEY HAVE THE CAPABILITY TO PROVIDE SERVICE FOR THE PROPOSED USE. (This also includes the provision of fire hydrants.)***

9. ***A MAP OR SURVEY DRAWN TO THE SPECIFICATIONS ESTABLISHED IN SECTION 11-9 OF THE ROBERTSON COUNTY ZONING RESOLUTION SHALL BE PROVIDED.***

WE WOULD MAKE THE SUGGESTION THAT IN ORDER TO COMPLY WITH YOUR REQUEST TO REZONE, YOU HIRE A STATE OF TENNESSEE LICENSED ENGINEER OR SURVEYOR. IT IS DIFFICULT FOR THE AVERAGE PERSON WHO IS NOT TRAINED IN THIS TYPE OF WORK TO PREPARE THE INFORMATION REQUIRED.

10. SHOW ALL DWELLINGS AND ACCESORY BUILDINGS ON THE MAP.

11. First submittal: *FIVE (5) FULL SIZE COPIES.* Second submittal: *FIFTEEN (15) COPIES: (FIVE (5) FULL SIZE COPIES AND TEN (10) REDUCED 11" X 17" COPIES)* are required. **Failure to submit the corrected second submittal will result in the item being deferred until a future meeting.**

12. This application with all applicable documents must be in this office no later than *twenty-one (21) days* prior to the first *Thursday* of each month by *2:00 P.M. (with no exceptions)* unless the meeting date is changed. All 2nd submittals must be turned in on *(Monday)* prior to the meeting by *2:00 P.M.* ***(with no exceptions).***

13. ALL REZONING FEES ARE PAYABLE AT THE TIME THE APPLICATION IS SUBMITTED FOR REVIEW AS PER THE ROBERTSON COUNTY PLANNING COMMISSION FEE SCHEDULE AND **A $5.00 DOCUMENT AND RECORDS FEE.**

14. A REZONING SIGN WILL BE PROVIDED BY THE OFFICE AND POSTED ON YOUR PROPERTY PRIOR TO THE PLANNING COMMISSION MEETING. THIS SIGN MUST REMAIN IN PLACE UNTIL FINAL ACTION IS TAKEN ON THE REQUEST BY THE COUNTY BOARD OF COMMISSIONERS. STAFF WILL CHECK PERIODICALLY TO ENSURE THE SIGN IS ON SITE AND VISIBLE. AFTER FINAL ACTION BY THE COUNTY BOARD OF COMMISSIONERS, **DO NOT REMOVE THE SIGN,** STAFF WILL REMOVE THE SIGN FROM YOUR PROPERTY AS SOON AS POSSIBLE.

15. CHANGES IN ZONING CLASSIFICATION ARE TO BE PRESENTED FIRST TO THE PLANNING COMMISSION FOR A RECOMMENDATION AND SECOND TO THE COUNTY COMMISSION FOR ACTION TO AMEND THE ZONING MAP.

16. PERSON RESPONSIBLE FOR ATTENDING MEETINGS: Steve Artz

PHONE NUMBER 615-382-0481

Email artz.steve@gmail.com

17. ALSO, ONLY THE OWNER OF THE PROPERTY CAN OFFICIALLY REQUEST A CHANGE IN ZONING AND SHOULD BE PRESENT FOR BOTH THE PLANNING COMMISSION AND COUNTY COMMISSION MEETING. **IT IS MANDATORY THAT THE APPLICANT OR HIS REPRESENTATIVE ATTEND THE MEETING, FAILURE TO NOT HAVE A REPRESENTATIVE AT THE MEETING WILL RESULT IN THE ITEM BEING DEFERRED UNTIL A FUTURE MEETING.**

Owner's Signature at Time of Application. If Ownership Changes Prior to Planning Commission or County Commission Meetings, Please Notify this Office in Writing Immediately.)

OWNER'S SIGNATURE: _____

(Owner's Signature)

DATE: 12/13/2022.

Upon preparing to appear before the Planning Commission, please keep in touch with the Planning Office so that we may assist you. To do this will save you much time and even more added expense. (Planning Office Telephone Number is (615) 384-3666.)

After this property has been rezoned, a subdivision plat or site plan meeting the requirements of the Robertson County Planning Commission must be approved and all plats must be recorded in Register's Office for lots to become legal. Prior to the plat or site plan being considered, a fee for the request shall be paid in accordance with the attached fee schedule.

January 31, 2023

Robertson County Tennessee Planning Commission
527 South Brown Street
Springfield, TN 37172

Re: Request for Rezoning Request

Dear Commissioners,

The purpose for this letter is to request the rezoning of a 4.56 acre tract of land. The subject property may be found on Tax Map 69, part of Parcel 2.01, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on U.S. Highway 41 North, in the 9th Civil District, 11th Voting District. The subject property lies within the City of Springfield Planning Region.

The property is currently zoned, 'C1', we are wishing to rezone the property to 'R40'. We are wishing to develop this tract into two (2) lots for the construction of new homes. We are wishing to leave to remaining 3.24 acres for future commercial development. We understand that if this request is granted then we must submit appropriate plats to the Planning Commission, as well as, all other governmental agencies affected for approval.

Thank you for your cooperation with this matter and if we may assist you in any manner please contact us at your earliest convenience.

Sincerely,

Level 1 Real Estate Group
P.O. Box 1041
Springfield, TN. 37172
Contact: Ricardo Euraque
(615) 838-8961

Steven E. Artz and Associates, Inc.

Surveyor's Description
January 31, 2023
Revised April 13, 2023

The following paragraph describes a tract of land in the 9th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Level 1 Real Estate Group, by Ivy Nell Murphy, in a deed of record which is recorded in Record Book 1835, Page 312, Register's Office for Robertson County, Tennessee, (RORCT).

4.56 Acres to be rezoned

Beginning at a highway concrete monument (old), in the northerly right-of-way of U.S. Highway #41 North, the southwest corner of a tract of land which belongs to Bettye Lynn Richert, having a deed reference in record Book 1613, Page 469, RORCT, the southeast corner of this tract and continuing with the northerly margin of said road, as follows:
N 56°38'04" W, 174.25 feet to an iron pin (old);
thence, N 60°21'18" W, 131.51 feet to an iron pin (old);
thence, N 56°38'02" W, 124.68 feet to an iron pin (new), in the northerly margin of said highway;
thence with a new line, as follows:
N 29°57'12" E, 216.99 feet to an iron pin (new);
thence, N 26°47'45" E, 445.48 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Bennie R. Spain, having a deed reference in Record Book 1530, Page 846, RORCT;
thence, S 82°08'44" E, 150.49 feet to a 36 inch oak tree, a corner of said tract of land which belongs to Bennie R. Spain, in the westerly boundary of a tract of land which belongs to Barbara M. Morrow, having a deed reference in Record Book 1338, Page 913, RORCT;
thence, S 07°00'00" W, passing a common corner of said tract of land which belongs to Barbara M. Morrow, and Lot 1 of J.E. Drake Estates, being a plat of record in Plat Book 14, Page 45, RORCT, and continuing on in all, 431.09 feet to a pipe (old), a common corner of said Lot 1 and said tract of land which belongs to Bettye Lynn Richert;
thence, S 06°29'48" W, 369.03 feet, to the point of beginning, containing **4.56 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 27, 2021, revised April 13, 2023.

The above described tract of land may be found on Tax Map 69, part of Parcel 2.01, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\210036LRZ23

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**



Vicinity Map
Not to Scale

TSPCS Grid North (NAD83)

Surveying The Past, Present and Future

100 50 0 100 200
Scale in Feet
1"=100'

Surveyor's Notes:
1. No Title Report was furnished to this surveyor at the time of this survey, therefore, the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

Bennie R. Spain
RB. 1550, PG. 846 RORCT
Map 57, Parcel 185 TAORCT
4436 Pikes Grove Road
Cedar Hill, TN. 37032
'AG-2'

Barbara M. Morrow
RB. 1958, PG. 913 RORCT
Map 57, Parcel 187 TAORCT
4552 North Wallace Road
Springfield, TN. 37172
'AG-2'

IP(ND)
S 82°08'44" E
150.49
36" Oak Tree

Level 1 Real Estate Group
RB. 1895, PG. 312 RORCT
Map 69, Parcel 2.01 TAORCT
P.O. Box 1041
Springfield, TN. 37172
'C1'
3.21 Acres remaining

N 26°47'45" E
445.48

451.09
S 07°00'00" W

4.56 Acres

J.E. Drake Estates
PB. 14, PG. 45 RORCT
'R40'

Existing Fire Hydrant

450'

Overhead Electric Easement
To be verified prior to any construction

Approximately 1190' to the intersection of U.S. Hwy. #41 North and Clarence Murphy Road

30'

N 28°37'21" E
216.89

IP(ND)

Pipe(O)

Existing 8" Water
(City of Springfield)

IP(ND)

N 56°38'02" W
60.21

IP(O) 131.51

IP(O)

174.28

N 56°38'04" W

369.03
S 06°29'48" W

P.O.B.
HCMK(O)

Bettye Lynn Richert
RB. 1613, PG. 469 RORCT
Map 69, Parcel 2 TAORCT
816 Savanah West Court
Springfield, TN. 37172
'C1'

U.S. Highway 41 North
(Right-of-Way width varies)

Existing 6" Gas Line
(City of Springfield)

Gas

Gas

Gas

Ivy Nell Murphy
RB. 1897, PG. 507 RORCT
Map 68, Parcel 89 TAORCT
204 Hickory Trail
White House, TN. 37188
'AG-2'

Level 1 Real Estate Group
Owner
P.O. Box 1041
Springfield, TN. 37172
Contact: Ricardo Eurzaue
(615) 858-8961

Legend
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
Pipe(O) Pipe (Old)
HCMK(O) Highway Concrete Monument (Old)
Ø Power Pole
'C1' Present Zoning Classification

Civil File No. 2100565
Coord. File No. 180252E

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.

Present Zoning Classification - 'C1'
Proposed Zoning Classification - 'R40'

I hereby certify that this General Property Survey is a Category 1 Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1709

Property Address:
Highway 41 North
Springfield, TN. 37172

Deed Reference:
Record Book 1895, Page 312 RORCT
Map 69, part of Parcel 2.01 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By SEA
Checked By JWM
Proj. No. 210056
Date 1/31/25

Rezoning Request For
Level 1 Real Estate Group
9th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artzsea@gmail.com
(615) 382-0451

RZ1
Sheet Number

Springfield, TN 37172

316 S Main Street
Springfield, Tennessee 37172

SEND TAX BILLS TO:
New Owner

Map/Group 068
Parcel 089 (P/O)

Connie Stroud, Register
Robertson County Tennessee

Rec #:	281453	Instrument #: 337307
Rec'd:	10.00	Recorded
State:	481.00	10/2/2018 at 8:00 AM
Clerk:	1.00	in Record Book
Other:	2.00	1835
Total:	494.00	Pgs 312-313

THIS DEED OF CONVEYANCE, executed and delivered BY **IVY NELL MURPHY**, unmarried, hereinafter called the Grantor, to **LEVEL 1 REAL ESTATE GROUP, INC**, a Tennessee Corporation, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, successors and assigns, a certain tract or parcel of land located in the 9th Civil District of Robertson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a highway concrete monument (old), in the northerly margin of U.S. highway #41 north, the southwest corner of a tract of land which belongs to Bettye Lynn Richert, having a deed reference in Record Book 1613, Page 469, RORCT, the southeast corner of this tract, and continuing with the northerly margin of said highway, as follows: N 56 11'31" W, 174.25 feet to n iron pin (new); thence, N 59 54'45" W, 131.51 feet to an iron pin (new); thence, N 56 11'29" W, 257.65 feet to a highway concrete monument (old), in the northerly margin of U.S. Highway 341 North, the southeast corner of a tract of land which belongs to E&D Enterprises, Corp., having a deed reference in Record Book 1651, Page 186, RORCT; thence, N 09 56'35" E, 565.37 feet to an iron pin (old), the northeast corner of said tract of land which belongs to E&D Enterprises, Corp., in the southerly boundary of a tract of land which belongs to Bennie R. Spain, having a deed reference in Record Book 1530, Page 846, RORCT; thence, S 81 42'11" E, 480.49 feet to a 36 inch white oak tree, the southeast corner of said tract of land which belongs to Bennie R. Spain, in the westerly boundary of a tract of land which belongs to Barbara M. Morrow, having a deed reference in Record Book 1338, Page 913, RORCT; thence, S 07 26'33" W, passing a common corner of said tract of land which belongs to Barbara M. Morrow, and a tract of land which belongs to Stacy J. Hudson, having a deed reference in Record Book 1044, page 843, RORCT, and continuing on in all, 431.09 feet to a pipe (old), a common corner of said tract of land which belongs to Stacy J. Hudson, and said tract of land which belongs to Bettye Lynn Richert; thence, S 06 56'21" W, 369.03 feet, to the point of beginning, containing 7.77 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 August 17, 2018.

Being a portion of that property conveyed to James W. Murphy and wife, Ivy Nell Murphy, by deeds of record in Deed Book 134, page 6, Deed Book 356, page 72, and Record Book 1460, page 858, Register's Office for Robertson County, Tennessee. James W. Murphy died November 2, 2016 thereby vesting title solely in Ivy Nell Murphy as surviving tenant by the entireties.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, successors and assigns.

good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

Ivy Nell Murphy
IVY NELL MURPHY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ivy Nell Murphy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28th day of September, 2018.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-15-2021 ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$130,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Tammy S. Lemley
AFFIANT

SUBSCRIBED and SWORN to before me this the 28 day of September, 2018.

DON KEITH HEAD III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires June 22, 2021

My Commission Expires:_____ NOTARY PUBLIC/Register

BERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
OUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

Applicant Information:
Name: JULIE ANN MIDDLETON

Mailing Address (No P.O. Boxes, please): 4839 FULLAM-HARDSKLAY RD. SPRINGFIELD, TN. 37172
Email:

Telephone Number:
CONTACT: JIMMY TOWNSEND - 615-975-1269

Applicant's Representative Information:
Name: STEVE ARTZ

Name of Firm:
STEVEN E. ARTZ & ASSOCIATES, INC.
Mailing Address (No P.O. Boxes, please): 4860 HWY. 431 NORTH SPRINGFIELD, TN. 37172
Email:
artz.steve@gmail.com
Telephone Number:
615-382-0481

Property Information:
Address:
4839 FULLAM HARDSKLAY ROAD
Tax Map and Parcel Number:
19, P/O 24
Current Zoning Designation:
AG-2
Requested Zoning Designation:
RP80

Will this property be subdivided (or combined) in some way within the next year? (Yes) ***No***

Purpose of rezoning request:
SEE ATTACHED LETTER

SUBMITTAL REVIEW PROCEDURE:
1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does **not** apply to this type of application)
✓2. Provide copy of deed to prove ownership.

BERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
)UTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

3/29/23
Owner of Record Signature & Date

3/29/23
Applicant's Signature & Date

March 23, 2023

Robertson County Planning Commission
501 South Brown Street
Springfield, TN 37172

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of a 1.96 acre tract of land. The subject property may be found on Tax Map 19, part of Parcel 24, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Pulliam-Hardaway Road, in the 4th Civil District, 8th Voting District.

The property is currently zoned, 'AG-2'. We are wishing to rezone the property to 'RP80' in order to create a new building site. With the creation of this lot the existing house will be situated on the remaining 3.25 acres. We understand that if this request is granted then we must submit a Final Plat to the Planning Commission, as well as, all other governmental agencies affected for approval.

Thank you for your cooperation with this matter and if we may assist you in any manner please contact us at your earliest convenience.

Sincerely,

Julie Ann Middleton, Trustee of the Julie Ann Middleton Family Trust
4839 Pulliam-Hardaway Road
Springfield, TN. 37172
Contact: Jimmy Townsend
(615) 975-1269

Steven E. Artz and Associates, Inc.

Surveyor's Description
March 24, 2023

The following paragraph describes a tract of land in the 4th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Julie A. Middleton, Trustee of the Julie Ann Middleton Family Trust dated, March 5, 2019, by Julie Ann Middleton, in a deed of record which is recorded in Record Book 2124, Page 914, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (new), in the southerly margin of Pulliam-Hardaway Road, in the easterly boundary of a tract of land which belongs to Randall A. Biggs, having a deed reference in Record Book 2204, Page 105, RORCT, the northwest corner of this tract and continuing with the southerly margin of said road, as follows:
S 54°17'58" E, 141.43 feet to a chiseled spot in concrete (new);
thence with a curve to the left, having a radius of 445.00 feet, an arc distance of 42.61 feet, and a chord bearing and distance of S 57°02'32" E, 42.59 feet to an iron pin (new), in the southerly margin of Pulliam-Hardaway Road;
thence with a new line, as follows:
S 33°21'06" W, 144.20 feet to an iron pin (new);
thence, S 78°21'06" W, 94.33 feet to an iron pin (new);
thence, S 33°15'29" W, 179.65 feet to an iron pin (new);
thence, S 00°00'00" E, 31.25 feet to an iron pin (new);
thence, S 33°15'29" W, 170.69 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to James A. Luna, having a deed reference in Record Book 931, Page 664, RORCT;
thence, N 81°23'06" W, 138.78 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to James A. Luna, the southeast corner of a tract of land which belongs to Mark Bertsch, having a deed reference in Record Book 2011, Page 526, RORCT;
thence, N 32°34'07" E, passing a common corner of said tract of land which belongs to Mark Bertsch, and said tract of land which belongs to Randall A. Biggs, and continuing on in all, 650.99 feet, to the point of beginning, containing **1.96 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated March 23, 2023.

The above described tract of land may be found on Tax Map 19, part of Parcel 24, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\220096L

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

Note:
All lots shall be graded in a manner which avoids discharging additional storm water into downstream properties. The developer shall comply with all State of Tennessee drainage laws.

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	16°45'18"	445.00	65.40	129.87	S 62°39'56" E	129.41
C2	05°29'09"	445.00	21.32	42.61	S 57°02'52" E	42.59
C3	11°14'09"	445.00	43.77	87.26	S 65°24'11" E	87.15

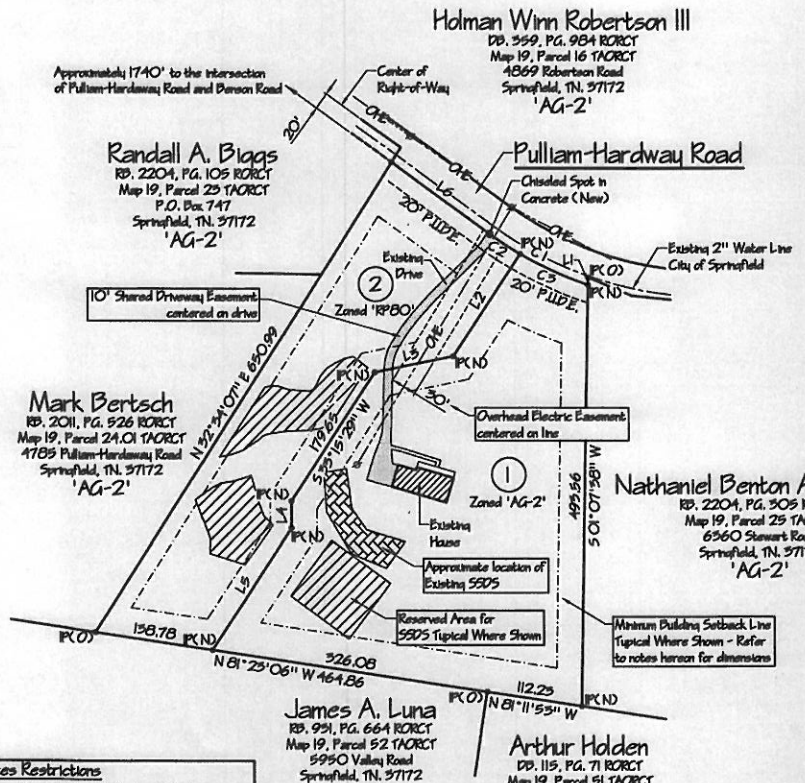
Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 01°07'58" W	8.55
L2	S 55°21'06" W	144.20
L3	S 78°21'06" W	94.35
L4	SOUTH	31.25
L5	S 55°15'29" W	170.69
L6	S 54°17'58" E	141.43

Lot Summary		
Lot Number	Square Feet	Acres
1	141707.4464	3.2552
2	85570.8549	1.9644

Driveway Notes:
1. A Driveway Permit shall be obtained from Local Road Authority prior to issuance of a Building Permit.
2. Driveway culvert shall be a minimum diameter of 18" or match the diameter of the nearest upstream culvert. The minimum length shall be 20' or as directed by the Local Road Authority. No culvert shall be less than 15" in diameter.

CALL BEFORE YOU DIG

811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.



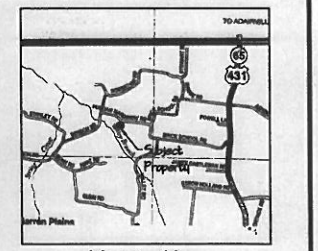
Deed North

Surveyor's Notes:
1. No Title Report was furnished to this surveyor at the time of this survey, therefore, the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

Lot Setback and Easement Notes Lot 1:
1. All lot fronts to have a 75 FT. Minimum Building Setback and a 20 FT. Drainage and Utility Easement. Typical Unless Notes Otherwise.
2. All lot rears to have a 40 FT/ Minimum Building Setback Typical Unless Noted Otherwise.
3. All lot sides to have a 30 FT. Minimum Building Setback Typical Unless Noted Otherwise.

Lot Setback and Easement Notes Lot 2:
1. All lot fronts to have a 60 FT. Minimum Building Setback and a 20 FT. Drainage and Utility Easement. Typical Unless Notes Otherwise.
2. All lot rears to have a 35 FT/ Minimum Building Setback Typical Unless Noted Otherwise.
3. All lot sides to have a 25 FT. Minimum Building Setback Typical Unless Noted Otherwise.

Cad File No. 2200965
Coord. File No. 220096E



Legend
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
○ Meander Point
Ø Power Pole
—OHE— Overhead Electric
P.U.D.E. Public Utility and Drainage Easement
SSDS Subsurface Sewage Disposal System

Note:
This property does not lie within a Flood Boundary Area according to the FEMA National Flood Insurance Program - Flood Insurance Rate Map - Map Number 47147C0075C - Effective Date April 16, 2008.

Julie Ann Middleton
Owner/ Developer
4839 Pulliam-Hardaway Road
Springfield, TN. 37072
Contact: Jimmy Townsend
(615) 975-1269

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artz.steve@gmail.com (615) 382-0481

Final Plat of Julie Ann Middleton Subdivision
Final Plat 9/25/25 Date

Total No. Lots 2
Total Acres 5.22
4th Civil District
Deed Reference:
Record Book 2124, Page 914 RORCT
Map 19, Parcel 24 TAORCT
Miles New Road 0
Present Zoning 'RPBO' and 'AG-2'
Robertson Co., TN.

Scale 1"=100' (100 50 0 100 200)

Certificate of Approval of Private Subsurface Sewage Disposal

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1 AND 2 DEFINED AS JULIE ANN MIDDLETON SUBDIVISION ROBERTSON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE (MOBILE OR PERMANENT) TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF WATER RESOURCES. THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITION MAY VOID THE GENERAL APPROVAL.

_____, 20__
DATE ENVIRONMENTAL SPECIALIST
TDEC DIVISION OF WATER RESOURCES

TDEC Division of Water Resources Restrictions
1. Lot(s) 2 has/ have adequate suitable soil to install and duplicate a 3 bedroom conventional subsurface sewage disposal system.
2. Lot(s) 1 has/ have an existing system. Adequate soil is available to duplicate a 3 bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the existing system. See existing system re-inspection letter completed in conjunction with the/ this lot(s) evaluation.
3. Subsurface sewage disposal system on some lots may require effluent pumps and dosing chambers.
4. Shaded areas reserved for the subsurface sewage disposal system. Any construction, cutting, filling or alteration of the soils within the shaded areas may void general approval of the lot.

Certificate of Ownership and Dedication

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2124, PAGE 913, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

_____, 20__ _____
DATE OWNER

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED, JULIE ANN MIDDLETON SUBD. HAS/ HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 20__
DATE APPROPRIATE GOVERNMENTAL REPRESENTATIVE

Certificate of Approval for Recording

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____, 20__
DATE SECRETARY, PLANNING COMMISSION

STEVEN E. ARTZ REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1708

Certificate of Survey Accuracy

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 'I' LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:7500+.

_____, 20__
DATE REGISTERED LAND SURVEYOR NUMBER 1708

Robertson County - Parcel: 019 024.00



Date: March 24, 2023

County: Robertson
Owner: MIDDLETON JULIE ANN TRUSTEE
Address: PULLIAM - HARDAWAY RD 4839
Parcel Number: 019 024.00
Deeded Acreage: 0
Calculated Acreage: 5.1

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local

Robertson County - Parcel: 019 024.00



Date: March 24, 2023

County: Robertson
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0 0.05 0.1 0.2 km

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The property lines are compiled from information maintained by your local

CITY OF SPRINGFIELD
Water/Wastewater Department

924 Central Avenue • Springfield, Tennessee 37172 • (615) 382-1600 • FAX (615) 384-6951
www.springfieldtn.gov

March 29, 2023

TO WHO IT MAY CONCERN:

There has been a water availability letter requested by Mr. Jimmy Townsend for a property located on Pulliam Hardaway Rd in Robertson County. The property is located by Tax Map 19 Parcel 024.00. This letter will serve as notice that there is an existing 2" water main adjacent to this property. The aforementioned property is currently provided water services by the City of Springfield's Water and Wastewater Department. This water availability will be valid for one residential water tap for the period of one year. If there has been no activity by March 29, 2024, the property will need to be re-evaluated for service.

If you need further information or have questions, please contact me at 615-382-1600.

Thank you,

Terry Beers, P.E.
Director
Springfield Water and Wastewater Department

John Wast, Register
Robertson County Tennessee

Rec #:	338041	Instrument #:	408641
Rec'd:	15.00		Recorded
State:	0.00	10/28/2022	at 8:20 AM
Clerk:	0.00		in Record Book
Other:	2.00		2214
Total:	17.00		PGS 961-963

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
2401 Memorial Blvd.
Springfield, TN 37172

NEW OWNER IS:
Julie Ann Middleton
4839 Pulliam Hardaway Road
Springfield, TN 37172

SEND TAX BILLS TO:
4839 Pulliam Hardaway Road
Springfield, TN 37172

Map and Parcel No.:
19-24

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is $ -0- No recordation tax due pursuant to T.C.A 67-4-409(a)(6)(A).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of October 2022.

Notary Public

MY COMMISSION EXPIRES: 10-23-2023
(AFFIX SEAL)

Subscribed and sworn before me this 27th of October

Notary Public
My Commission Expires: 10-23-2023

DEED OF CORRECTION
WARRANTY DEED

WHEREAS, a Warranty Deed, dated September 20, 2021 and conveying the within described property to Julie Ann Middleton, single woman, has previously been executed and put of record in Record Book 2109, Pages 966-967, Register's Office for Robertson County, Tennessee

and

WHEREAS, the said Warranty Deed was deficient or contained errors in that the legal description is missing an exclusion

and

WHEREAS the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged WE, Jimmy Townsend and Vanessa Townsend, hereinafter referred to as Grantor, have bargained and sold, and by these presents transfer and convey unto the said Julie Ann Middleton, single woman, hereinafter referred to as Grantee, their heirs and assigns, that certain tracts or parcels of land in Robertson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 4th Civil District of Robertson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the center of Hardaway Road with an iron pin in the south margin, a corner to John Baldwin, the most northerly NW corner of this tract and continuing as follows: S 31°53'W 169.91 feet to an iron pin, a corner to John Baldwin; thence S 87°30'W 224.94 feet to an iron pin, a corner to John Baldwin: thence N 87°41'West 121.95 feet to an iron pin, a corner to Ronald Hardaway; thence N 85°42' W 250.00 feet to an iron pin in the line of Charlie Ellis,

a corner to Ronald Hardaway; thence S 03°58'W 413.82 feet to an iron pin in the line of Charlie Ellis, a corner to James A. Castleman; thence S 84°42'E passing a corner to Castleman and Arthur Holden; thence N 03°23'W 496.13 feet to a point in the center of Hardaway Road with an iron pin in the south margin; thence with the center of Hardaway Road as follows: N 83°46'W 104.48 feet; thence N 75°09'W 65.21 feet; thence N 65°51'W 97.79 feet; thence N 57°47'W 160.08 feet to the point of beginning, containing 12.0 acres, more or less, as surveyed by Kessinger and Associates, dated 12/27/1977.

EXCLUSION: Included in the above described property, but expressly excluded from this conveyance is the following tract or parcel of land described as follows, to-wit:

BEGINNING at a point in the center of Hardaway Road marked by an iron pin in the South margin, the NW corner of a tract of land which belongs to Fairy Pulliam, having a deed reference in Deed Book 94, Page 166, Register's Office for Robertson County, Tennessee, the NE corner of this tract and continuing with the center of Hardaway Road as follows, N 83°46'W, 104.48 feet; thence N 75°09'W, 65.21 feet to a point in the center of Hardaway Road marked by an iron pin in the South margin; thence with a new line, S 01°15'E, 506.24 feet to an iron pin in the north boundary of a tract of land which belongs to Arthur Holden, having a deed reference in Deed Book 115, Page 71, Register's Office for Robertson County, Tennessee; thence S 84°42'E, 186.00 feet to an iron pin in the west boundary of said tract of land which belongs to Fairy Pulliam, the NE corner of said tract of land which belongs to Arthur Holden; thence N 03°23'W, 496.13 feet to the point of beginning, containing 2.0 acres, more or less, as surveyed by Kessinger and Associates, 02/21/1979, up-dated 07/23/1987, to reflect current adjacent property owners.

EXCLUSION: Included in the above described property, but expressly excluded from this conveyance is the following tract or parcel of land described as follows, to-wit:

Beginning at an iron pin found at Tennessee State Plan Coordinates N: 836220.31, E: 1707026.36, said iron pin being located at the NW corner of the herein described property and being the SW corner of the Ronald L. & Stephanie Hardaway property (Deed Book 1659, page 999), and being the true point of beginning; thence along the southerly line of the Ronald L. And Stephanie Hardaway property, S 82°33'01"E 250.14 feet to an iron pin (found); thence S 83°48'36"E 121.39 feet to an iron pin (found); thence S 89°06'51"E 224.94 feet to a new iron pin (set); thence with a new severance line S 33°21'06"W 501.00 feet to a new iron pin (set); thence N 81°23'06"W 375.00 feet to an iron pin (found); thence N 07°17'09"E 414.67 feet to the point of beginning, containing 4.92 acres or 214458.73 square feet, more or less, according to survey by Jeffrey A. Leopard, dated 04/02/2019.

BEING a portion of the same property conveyed to Jimmy Townsend and wife, Vanessa Townsend, by Warranty Deed from Port Royal, LLC, dated July 17, 2019, and filed of record in Record Book 1886, page 928, Register's Office for Robertson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except as indicated.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of October, 2022.

Jimmy Townsend

Julie Ann Middleton

Vanessa Townsend

ACKNOWLEDGMENT

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jimmy Townsend and Vanessa Townsend, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of October, 2022.

Notary Public
My Commission Expires: 10-23-2023

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Julie Ann Middleton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of October, 2022.

Notary Public
My Commission Expires: 10-23-2023

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

dotloop signature verification: dtlp.us/3njA-39oc-NwrF
Authentisign ID: A83FC6CA-6FDA-ED11-8E89-6045BDA9C8B7

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

Applicant Information:
Name: Gary Branigan and Madeline Hejna
Mailing Address (No P.O. Boxes, please): 332 Hickory St, Madison, TN 37115
Email: brangt37@gmail.com , mghejna@gmail.com
Telephone Number: 315-225-5159 , 616-745-8378

Applicant's Representative Information:
Name: Gabrahm Vitek
Name of Firm: COMPASS RE
Mailing Address (No P.O. Boxes, please): 3990 Hillsboro Pike, Nashville TN 37215
Email: gabrahm.vitek@compass.com
Telephone Number: 615-499-1088

Property Information:
Address: 5935 Dividing Ridge Rd
Tax Map and Parcel Number: 139 197.00
Current Zoning Designation: Residential
Requested Zoning Designation: Commercial

Will this property be subdivided (or combined) in some way within the next year? *Yes* *No*☑

Purpose of rezoning request:
To construct a pavilion to host small wedding parties.

SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does **not** apply to this type of application)
2. ✓ Provide copy of deed to prove ownership.
3. ✓ Provide aerial photograph of the property from TN Property Viewer
4. ✓ Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

AuthentiSIGN
William F Willien 04/14/23
Owner of Record Signature & Date

Gary Branigan dotloop verified 04/13/23 4:55 PM CDT GD1T-U3KJ-PJNJ-FBFF
Applicant's Signature & Date

Madeline Hejna dotloop verified 04/13/23 5:04 PM CDT HUYH-VRZ0-LP7E-OBUK

April, 14th 2023

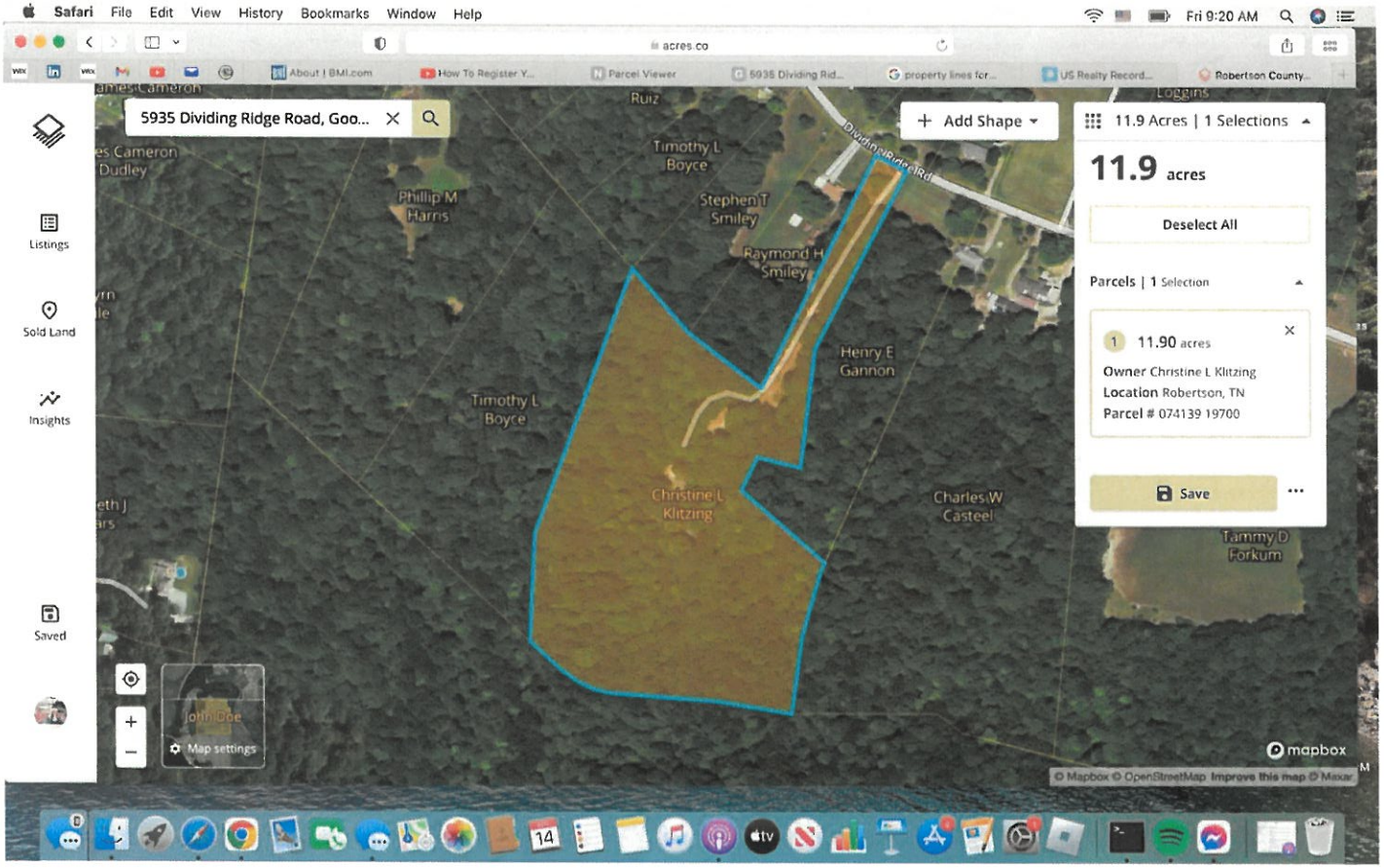
Robertson County

Our intent is to construct a pavilion to host small wedding parties, and to build small structures for wedding guests to sleep in and to be offered as short term rentals.

Signed,

Gary Branigan

Maddy Hejna


Safari File Edit View History Bookmarks Window Help
Fri 9:20 AM
acres.co
5935 Dividing Ridge Road, Goo...
Add Shape
11.9 Acres | 1 Selections
11.9 acres
Deselect All
Parcels | 1 Selection
1 11.90 acres
Owner Christine L Klitzing
Location Robertson, TN
Parcel # 074139 19700
Save
Listings
Sold Land
Insights
Saved
Map settings
Timothy L Boyce
Phillip M Harris
Stephen T Smiley
Raymond H Smiley
Henry E Gannon
Christine L Klitzing
Charles W Casteel
Tammy D Forkum
mapbox

THIS INSTRUMENT PREPARED BY: CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TENNESSEE 37072

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTINE L. KLITZING AND HUSBAND, 5046 BRICK CHURCH PIKE GOODLETTSVILLE, TN 37072	SAME	MAP 141 PARCEL 35.11

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy in husband and wife, We, CHRISTINE L. KLITZING AND HUSBAND, WILLIAM F. WILLIEN, III, by these presents do hereby quitclaim all of my interest unto Larry D. Craig, Trustee, his successors and assigns, as to the following described tract or parcel of land, to wit:

TRACT ONE:
Being a tract of land in the 12th Civil District of Robertson County, Tennessee, and being known as Tract No. 2 on an unrecorded survey by Tommy E. Walker, R.L.S. (Tennessee License No. 1465) dated 6/13/00, described as follows: BEGINNING at a existing iron pin in the southerly margin of Dividing Ridge Road; said pin being a common corner of Raymond Smiley in (DB 140, page 291, RORCT), and the most north northwest corner to herein described tract; thence with said margin and a curve to the left (I= 07 deg. 27' 01", R= 1413.40 feet, and CB= S 69 deg. 10' 30" E, 50.00 feet), L = 50.01 feet, to an existing iron pin; thence now leaving said margin S 28 deg. 59' 25" W, 786.81 feet to a set iron pin; thence with a new line S 76 deg. 40' 44" E, 303.24 feet to a 24 inch hacked poplar tree in a hollow; thence generally with said hollow S 24 deg. 40' 16" W, 138.50 feet to a 12 inch hacked elm tree; thence S 11 deg. 13' 12" W 163.43 feet to a 12 inch hacked hickory; thence S 07 deg. 46' 29" E, 176.12 feet to a existing iron post in a old fence, thence with said old fence for the next four calls: N 85 deg. 47' 11" W, 145.30 feet to a point; thence N 89 deg. 53' 05" W, 164.47 feet to a point; thence S 86 deg. 30' 38" W 196.53 feet to a point; thence N 69 deg. 13' 10" W, 71.76 feet to a point; thence now leaving said fence N 53 deg. 00' 00" W 133.50 feet to a set iron pin in the bottom of a hollow; thence with said hollow for the next three calls: N 04 deg. 00' 00' W 261.00 feet to a set iron pin; thence N 16 deg. 45' 00" E 245.00 feet to a 12 inch hickory tree; thence N 17 deg. 41' 46" E, 347.20 feet to a hacked tree; thence now leaving said hollows S 48 deg. 09' 53" E, 192.85 feet to an existing post; thence S 63 deg. 29' 15" E, 213.38 feet to a existing wood corner post; thence N 28 deg. 50' 00 E, 607.31 feet to the point of beginning, containing 11.312 acres, more or less.

Being the same property conveyed to Christine L. Klitzing and William F. Willien, III, unmarried, person by deed of record in Book 628, page 238, Register's Office for Robertson County, Tennessee; the said Christine L. Klitzing having since married.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is that portion having been conveyed to HENRY E. GANNON AND WIFE, MARTHA JEAN GANNON by deed of record in Book 735, page 350, Register's Office for Robertson County, Tennessee; more particularly described as follows:

Being a triangle shaped tract of land in the 12th Civil District of Robertson County, Tennessee, and a portion of that property conveyed to Christine L. Klitzing et al in Record Book 628, page 238, Register's Office for Robertson County, Tennessee, survey by Tommy E. Walker, R.L.S. (Tn Lic. No. 1465) dated 6-13-00, (revised 12-5-01) described as follows:

Beginning at an iron pin, said pin being the most southeast corner of a five acre tract owned by Henry E. Gannon; thence S 24 deg. 40' 16" W 109.50 feet to a set iron pin; thence N 48 deg. 03' 05" W, 224.09 feet to a set iron pin; thence S 76 deg. 40' 44" E, 218.24 feet to the POINT OF BEGINNING, containing 0.269 acre.

TRACT TWO:

Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 85147 Instrument 79931
Rec'd: 15.00 NBk: 37 Pg 180
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 1/22/2002 at 8:30 am
Total: 17.00 in Record Book
735 Pages 354-356

CTS\QUITCLAIM

Being a triangle shaped tract of land in the 12th Civil District of Robertson County, Tennessee, and a portion of that property conveyed to Henry E. Gannon, et ux in Deed Book 145, page 357, Register's Office for Robertson County, Tennessee, survey by Tommy E. Walker, R.L.S. (TN Lic. No. 1465) dated 6-13-00 (Revised 2-05-01) described as follows:

Beginning at a iron pin, said pin being located S 28 deg. 59' 25" W, 500.00 feet from the most northwest corner of a five acre tract owned by Henry E. Gannon; thence S 11 deg. 45' 26" W, 276.25 feet to a set iron pin; thence N 76 deg. 40' 44" W 85.00 feet to an existing iron pin; thence N 28 deg. 59' 25" E, 286.81 feet to the point of beginning, containing .269 acre, more or less.

Tract No. 2 has no access or road frontage and contains less than 5 acres, and cannot be conveyed as described herein, however, Grantees by acceptance hereof acknowledges that they are the owners of the property adjacent to the property described herein as Tract No. 1 which provides access.

Being the same property conveyed to Christine L. Klitzing and husband, William F. Willien, III, by deed from Henry E. Gannon and wife, Martha Jean Gannon, of record in Book 135, page 352, Register's Office for Robertson County, Tennessee.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination.

This is unimproved property known as Dividing Ridge Road, Goodlettsville, TN 37072

Said property is conveyed subject to such limitations, restrictions,and encumbrances as may affect the premises.

And now, I, the said Larry D. Craig, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto CHRISTINE L. KLITZING AND HUSBAND, WILLIAM F. WILLIEN, III, their heirs and assigns, the same interest in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) this 17th day of January, 2002.

Christine L. Klitzing
CHRISTINE L. KLITZING

William F. Willien III
WILLIAM F. WILLIEN, III

LARRY D. CRAIG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named CHRISTINE L. KLITZING AND HUSBAND, WILLIAM F. WILLIEN, III, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, Tennessee, this 17th day of January, 2002.

NOTARY PUBLIC

My commission expires: 7/24/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of January, 2002.

NOTARY PUBLIC

My commission expires: 7/24/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00, to CHRISTINE L. KLITZING AND HUSBAND, WILLIAM F. WILLIEN, III.

AFFIANT

Sworn to and subscribed before me this 17th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 4-28-04

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM CTY. TENN.

CTS\QUITCLAIM

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

Applicant Information:
Name: Alisha Hester (Wilson) & Jason Hester
Mailing Address (No P.O. Boxes, please): 4071 Wilson Store Road Springfield TN 37172
Email: Haley Izzy 0610 @ Hotmail.com
Telephone Number: 615-714-9342

Applicant's Representative Information:
Name: Alisha Hester (wilson) & Jason Hester
Name of Firm:
Mailing Address (No P.O. Boxes, please): 4071 Wilson Store Road Springfield TN 37172
Email: Haley Izzy 0610@hotmail.com
Telephone Number: 615-714-9342

Property Information:
Address: 4071 Wilson Store Road Springfield TN 37172
Tax Map and Parcel Number: # 082 080.00
Current Zoning Designation: R-40
Requested Zoning Designation: AG-2

Will this property be subdivided (or combined) in some way within the next year? *Yes* *No*

Purpose of rezoning request:
Will be adding land beside our acre to make 4 total acres in the future.

SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. ✓ Provide copy of deed to prove ownership.
3. ✓ Provide aerial photograph of the property from TN Property Viewer
4. ✓ Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Owner of Record Signature & Date Hester 4/6/2023

Applicant's Signature & Date Hester 4/6/2023

Robertson County - Parcel: 082 080.00



Date: April 5, 2023

County: Robertson
Owner: WILSON ALISHA D ETAL
Address: WILSON STORE RD 4071
Parcel Number: 082 080.00
Deeded Acreage: 1
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:2,257

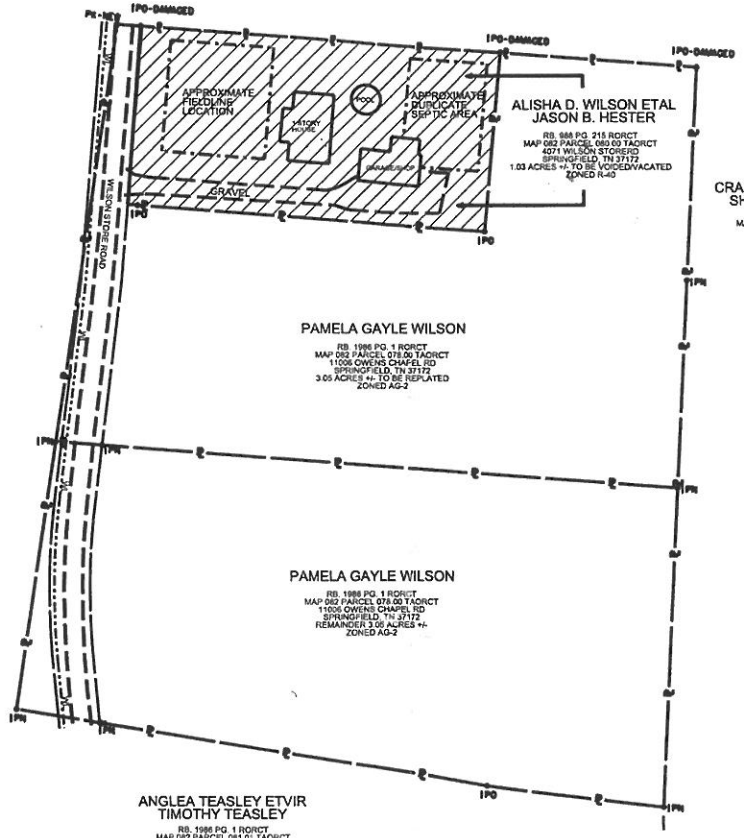
0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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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.

JAMES WILSON ETUX
SANDY WILSON
RB. 1425 PG. 767 RORCT
MAP 082 PARCEL 079.00 TAORCT
4079 WILSON STORIE RD
SPRINGFIELD, TN 37172
ZONED AG-2



CRAIG R. KNOWLES ETUX
SHERRY L. KNOWLES
RB. 1232 PG 845 RORCT
MAP 082 PARCEL 079.00 TAORCT
11001 OWENS CHAPEL RD
SPRINGFIELD, TN 37172
ZONED AG-2

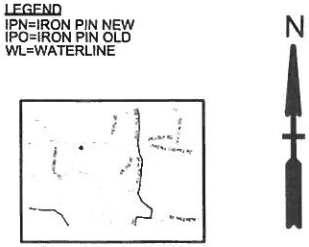
MARY ETHEL EIDSON
C/O WAYNE EIDSON
RB. 1042 PG. 926 RORCT
MAP 082 PARCEL 080.00 TAORCT
3909 WILSON STORIE RD
SPRINGFIELD, TN 37172
ZONED AG-2

ANGLEA TEASLEY ETVIR
TIMOTHY TEASLEY
RB. 1986 PG. 1 RORCT
MAP 082 PARCEL 081.01 TAORCT
4023 WILSON STORIE RD
SPRINGFIELD, TN 37172
ZONED AG-2

PAUL S. WILSON
RB. 1232 PG 845 RORCT
MAP 082 PARCEL 082.01 TAORCT
4013 WILSON STORIE RD
SPRINGFIELD, TN 37172
ZONED AG-2

TSPCS GRID NORTH
(NAD83)

LEGEND
IPN=IRON PIN NEW
IPO=IRON PIN OLD
WL=WATERLINE



SCALE IN FEET 1"=100'

SURVEYOR'S NOTE:
1. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR; THERFORE, THIS SURVEY WILL BE SUBJECT TO ANY FINDING AN COMPLETE TITLE MAY DISCOVER
2. THIS SURVEY WAS COMPLETED USING THE LATEST RECORDED DEEDS AND FIELD EVIDENCE.
3. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 0820-3-.07 OF THE STANDARDS OF PRACTICE OF THE TN BOARD OF EXAMINERS FOR LAND SURVEYORS.
4. STRUCTURES DRAWN FROM AERIAL .SID FILE. LOCATION APPROXIMATE.
5. LOCATION OF WATER LINE IS APPROXIMATED. SIZE UNKNOWN.
6. PARCEL 080.00 OF MAP 082 TO BE VOIDED/VACATED AND REDEEDED WITH 3.05 ACRES OF THE PARENT TRACT, PARCEL 078.00. THE RESULTING TRACT WILL BE 4.08 ACRES, +/-. DEEDED TO ALISHA D. WILSON, ETAL JASON B. HESTER.
7. THE REMAINDER OF PARCEL 078.00 OF MAP 082 WILL 3.05 ACRES, +/-.



CERTIFICATE OF SURVEY ACCURACY

I DO CERTIFY TO BEST OF MY ABILITY THAT THIS AN PRECISE AND ACCURATE SURVEY OF THE PROPERTY SHOWN. IT IS COMPLETED AS A CATEGORY II SURVEY AS DEFINED IN TITLE 62 CHAPTER 18 OF THE TENNESSEE CODE ANNOTATE, AND THE PRECISION RATIO IS EQUAL TO OR EXCEEDS 1:7500.

DATE: SIGNATURE:

NATHAN C. GREGORY
LAND SURVEYOR
1736 FRIENDSHIP RD
CROSS PLAINS, TN 37049
FORGEENGINEERING@YAHOO.COM
(615) 478-1850

CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR THE PURPOSED LOT HEREON AS BEING SUITABLE FOR SUBSURFACE DISPOSAL WITH THE LISTED AND/OR RESTRICTIONS

THE SUBSURFACE SEWAGE DISPOSAL SYSTEM, REPAIRS OF, OR ALTERATIONS SHALL BE APPROVE BY THE LOCAL ENVIRONMENTAL AUTHORITY

SUBSURFACE DISPOSAL WAS APPROVED ON NOVEMBER 22, 2004

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED AS RECORDED IN RB 1075 PG 664, COUNTY REGISTER'S OFFICE. I (WE) AGREE TO THIS SUBDIVISION PLAN AND THE REQUIRED SETBACKS.

DATE. SIGNATURE(S):

CERTIFICATE OF APPROVAL OF WATER SYSTEM

THE OWNER OF DESCRIBED PROPERTY HAS APPLIED FOR AND RECEIVED THE APPROVAL FOR SERVICE LETTER FROM WHUD THE LETTER IS ATTACHED.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN DOES COMPLY WITH THE ROBERTSON COUNTY SUBDIVISION REGULATIONS WITH ANY APPROVE VARIANCES, IF EXIST, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND IS APPROVED FOR RECORDING IN THE COUNTY REGISTER OFFICE.

DATE: SIGNATURE

DATE: _____

ROBERTSON CO. TN
CURRENTLY ZONED AG-2
10th CIVIL DISTRICT
ACRES TO BE REPLATTED 4.09
REMAINING ACRES - 3.05

DEED REFERENCES
RB. 988, PG. 215
MAP 082, PARCEL 080.00
RB 1986, PG. 1
MAP 082, PARCEL 078.00

SEND TAX BILLS TO:
7445 Hwy 49E
Springfield, Tn 37172

THIS INSTRUMENT PREPARED
BY: Jerome M. Converse
Attorney at Law
Springfield, TN 37172
(From Information Provided)
NO TITLE CHECK

Map No. _____ ASSESSOR OF PROPERTY

Parcel _____ 10 / DI 083 / MAP GP 083 017.04 / C-MAP P

THIS DEED OF CONVEYANCE, executed and delivered by **JOHN D. WILSON**, joined by his wife, **PAM WILSON**, hereinafter called the Grantors, to **ALISHA D. WILSON** and **JASON B. HESTER**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, heirs and assigns, a certain tract or parcel of land located in the 10th Civil District of Robertson County, Tennessee, being more particularly described as follows, to-wit:

> A certain tract or parcel of real estate in the 10th Civil District of Robertson County, Tennessee, and described as follows, to-wit:
>
> BEGINNING at a set iron pin in the westerly margin of Wilson Store Road, said pin being the most northwest corner to herein described property; thence now leaving said margin S 76 deg. 39' 12" E, 292.00' to a set iron pin; thence S 14 deg. 16' 00" W, 150.00' to a set iron pin; thence N 76 deg. 39' 12" W, 292.00' to a set iron pin in previous said margin; thence with said margin N

MORTGAGEE: NONE

Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 127242 Instrument 135457
Rec'd: 15.00 MBk: 42 Pg 124
State: 3.70 Recorded
Clerk: 1.00 12/3/2004 at 8:57 am
EDP: 2.00 in Record Book
Total: 21.70 988 Pages 215-217

14 deg. 16' 00" E, 150.00' to the point of beginning, containing 1.00 acres, more or less, as per surveyed by Anthony T. Bollinger, TN. Lic. No. 2095 dated 09/09/04, and being a portion of the property conveyed to John D. Wilson by Sallye M. Wilson, in a deed of record in Record Book 801, page 494, Register's Office for Robertson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, heirs and assigns.

The Grantors further covenant with the Grantees, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes for the year 2004 are to be paid by Grantors and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set his signature this the 3 day of Dec., 2004.

John D Wilson
JOHN D. WILSON

Pam Wilson
PAM WILSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN D. WILSON** and wife, **PAM WILSON**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office, this the 3RD day of December, 2004, at Springfield, Tennessee.

Tonya Lee Ann Moran
NOTARY PUBLIC

My commission expires: _____.

TONYA LEE ANN MORAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Expires 4-24-06

STATE OF TENNESSEE
COUNTY OF ROBERTSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Pam W. Wilson
AFFIANT

Subscribed and sworn to before me, this 3 day of Dec, 2004.

Frankie Fletcher
REGISTER/~~Notary Public~~

My commission expires: _____.

REGISTER OF DEEDS
SEAL
ROBERTSON COUNTY, TENNESSEE

Robertson County, Tennessee
Application for Rezoning

AG-1: Agricultural/Business District
AG-2: Agricultural/Residential District
RP-80: Rural Preservation District
R-40: Low Density Residential
R-30: Medium Density Residential
R-20: High Density Residential

Property Information:

1. Current Zoning of Property: AG 2
2. I want to be rezoned to: RP-80
3. Owner of Record Name, Phone Number, & Physical Address Where Mail is Received:

   Name: Joyce Hendricks

   Phone Number: _____

   Physical Address: P.O. Box 296 Greenbrier, TN 37073

   Email Address: _____

4. Physical Address of Property (No P.O. Boxes) – If unaddressed, say none.
   3241 Possum Trot Rd, Greenbrier, TN 37073
5. Tax Map & Parcel Number:
   Map 104 Parcel 15.00
6. Size of Property (sq ft. or acres):
   6.99 Acres
7. Owner's Representative (real estate agent, surveyor, engineer, family member, self, etc.)

   Name: Todd Bollinger

   Phone Number: 615-218-0169

   Physical Address: 119 Fisher Dr, Greenbrier, TN 37073

   Email Address: ToddRLS@BellSouth.net

Please Answer the Following Questions:

8. What is the purpose of wanting to rezone the property (sell, build rental property, etc.)

   To Allow owner to give LOT To Niece

9. Is any part of the property in a flood zone? NO

SUBMITTAL REVIEW PROCEDURE:

1. Submit 3 hard copies and email a .PDF aerial photograph of the property for review (refer to attached schedule for due date).
2. Remit payment for review to Robertson County.
3. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the Planning Commission denying recommendation of the rezoning request or deferring to the next scheduled meeting.**
4. If the Planning Commission votes to recommend the application to the County Commission, staff will provide the relevant information to the County Mayor's office.
5. The County Commission will conduct one hearing to determine approval or denial of the rezoning request

MY SIGNATURE CERTIFIES THAT I HAVE READ THE ABOVE SUBMITTAL REVIEW PROCEDURE AND UNDERSTAND WHAT IS REQUIRED.

Joyce C Hendricks

Owner of Record Signature & Date

Andy J. Bell 2/24/23

Owner's Representative Signature & Date

Robertson County - Parcel: 104 015.00



Date: April 26, 2023

County: Robertson
Owner: HENDRICKS JOYCE A
Address: POSSUM TROT RD 3241
Parcel Number: 104 015.00
Deeded Acreage: 6.99
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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The property lines are compiled from information maintained by your local

BERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
)UTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

Applicant Information:
Name: William E. Miller & Joseph E. Miller

Mailing Address (No P.O. Boxes, please): 4135 Holman Rd, Springfield TN 37172
Email:

Telephone Number: 615-948-8112

Applicant's Representative Information:
Name: Joseph E. Miller

Name of Firm:

Mailing Address (No P.O. Boxes, please): same as above
Email:

Telephone Number:

Property Information:
Address: Airport Rd / Kinneys School Rd.

Tax Map and Parcel Number: Map 68 parcel 140

Current Zoning Designation: AG 2

Requested Zoning Designation: R40

Will this property be subdivided (or combined) in some way within the next year? ***Yes*** ***No***

Purpose of rezoning request: see attached letter

SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does **not** apply to this type of application)
✓ 2. Provide copy of deed to prove ownership.

BERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
)UTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

4-14-2023
Owner of Record Signature & Date

4-14-2023
Applicant's Signature & Date

April 10, 2023

Robertson County Planning Commission
501 South Brown Street
Springfield, TN 37172

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of 13.66 acres. The subject property may be found on Tax Map 068, Parcel 140, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Airport Road and Kinneys School Road, in the 9th Civil District, 11th Voting District.

The property is currently zoned, 'AG-2'. We are wishing to rezone the property to 'R40'. We are in hopes of subdividing the property into 6 tracts assuming adequate soils are available for the installation of Subsurface Sewage Disposal Systems. We understand that if this request is approved, we must then submit appropriate plats for the approval by the Planning Commission and all other governing authorities.

Thank you for your cooperation with this matter and if we may assist you in any manner, please contact us at your earliest convenience.

Sincerely,

William E. Miller and Joseph E. Miller
4135 Holman Road
Cedar Hill, TN. 37032
Contact: Joseph E. Miller
(615) 948-8112

Steven E. Artz and Associates, Inc.

Surveyor's Description
April 10, 2023

The following paragraph describes a tract of land in the 9th Civil District of Robertson County, Tennessee, said tract being that property which was conveyed to William E. Miller, married and Joseph E. Miller, married, by Betty Elam Gibbs, a/k/a/ Betty E. Threatt, and husband Eric B. Gibbs, in a deed of record which is recorded in Record Book 1584, Page 474, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron bar monument (new), in the southerly margin of Kinneys School Road, in the westerly boundary of Lot 4, Fletcher Park, being a plat of record in Plat Book 5, Page 29, RORCT, said iron bar monument being located from an iron pin (old), in the southerly margin of Kinneys School Road, the northwest corner of said Lot 4,
S 02°17'18" W, 2.03 feet, **to the point of beginning,** the most northerly northeast corner of this tract, and continuing, as follows:
S 02°17'18" W, passing a common corner of Lot 4 and Lot 3, and continuing on, passing a common corner of Lot 3 and Lot 2, and continuing on passing a common corner of Lot 2 and Lot 1, and continuing on in all, 681.89 feet to an iron pin (old), the southwest corner of said Lot 1;
thence, S 86°29'38" E, 235.76 feet to an iron pin (new), in the westerly margin of Airport Road, in the southeast corner of said Lot 1;
thence with the westerly margin of Airport Road, as follows:
with a curve to the right, having a radius of 1097.11 feet, an arc distance of 171.89 feet, and a chord bearing and distance of S 07°54'59" W, 171.72 feet;
thence, S 12°24'17" W, 152.61 feet to an iron pin (new), in the westerly margin of Airport Road;
thence, N 86°15'07" W, passing the northeast corner of a tract of land which belongs to Linda Orczeck, having a deed reference in Record Book 1956, Page 637, RORCT, further known as William M. McPherson, being a plat of record in Plat Book 17, Page 63, RORCT, and continuing on passing a common corner of said tract of land which belongs to Linda Orczeck, and a tract of land which belongs to Martha Burnett, having a deed reference in Record Book 1501, Page 51, RORCT, and continuing on in all, 691.77 feet to a point in a drain, in the northerly boundary of said tract of land which belongs to Martha Burnett, a corner of a tract of land which belongs to Brent Holman Elam, having a deed reference in Record Book 1396, Page 974, RORCT, marked by a witness pin (new), on the easterly side of said drain;
thence with the boundary of said tract of land which belongs to Brent Holman Elam, and with the center of said drain, as follows:
N 13°09'56" W, 20.01 feet;
thence, N 05°04'18" E, 27.19 feet;
thence, N 01°00'49" E, 56.16 feet;
thence, N 12°24'19" E, 28.96 feet;
thence, N 01°04'31" E, 113.75 feet;

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

thence, N 15°32'48" E, 29.94 feet;
thence, N 15°11'22" W, 23.86 feet;
thence, N 04°09'01" W, 29.37 feet;
thence, N 10°04'35" E, 65.57 feet;
thence, N 26°06'57" W, 25.71 feet;
thence, N 43°02'15" W, 34.68 feet;
thence, N 23°58'39" W, 17.53 feet;
thence, N 20°20'26" E, 20.52 feet;
thence, N 47°31'17" E, 50.16 feet;
thence, N 28°03'17" E, 19.77 feet;
thence, N 05°52'09" E, 100.58 feet;
thence, N 00°25'40" W, 37.89 feet;
thence, N 08°41'13" E, 28.60 feet;
thence, N 03°45'55" W, 47.15 feet;
thence, N 22°04'12" E, 28.51 feet;
thence, N 30°16'25" E, 30.14 feet;
thence, N 31°58'35" E, 22.47 feet;
thence, N 04°58'24" W, 21.27 feet;
thence, N 45°12'06" W, 56.71 feet;
thence, N 27°42'49" W, 32.37 feet;
thence, N 19°24'57" W, 29.65 feet;
thence, N 02°52'33" W, 52.39 feet;
thence, N 08°49'26" E, 59.74 feet;
thence, N 19°43'23" W, 47.53 feet to a point at the intersection of the center of said drain and the southerly margin of Kinneys School Road, at a 60 inch corrugated pipe, the northeast corner of said tract of land which belongs to Brent Holman Elam, marked by a witness pin (new), on the easterly side of said drain;
thence with the southerly margin of Kinneys School Road, as follows:
S 80°48'34" E, 139.57 feet;
thence with a curve to the right, having a radius of 3065.50 feet, an arc distance of 409.49 feet, and a chord bearing and distance of S 76°58'58" E, 409.19 feet, to the point of beginning, containing **13.66 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 4, 2013, updated April 10, 2023.

The above described tract of land may be found on Tax Map 68, Parcel 140, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230049L

Robertson County - Parcel: 068 140.00



Date: March 7, 2023

County: Robertson
Owner: MILLER WILLIAM E ETAL
Address: AIRPORT RD
Parcel Number: 068 140.00
Deeded Acreage: 13.66
Calculated Acreage: 0

1:9,028

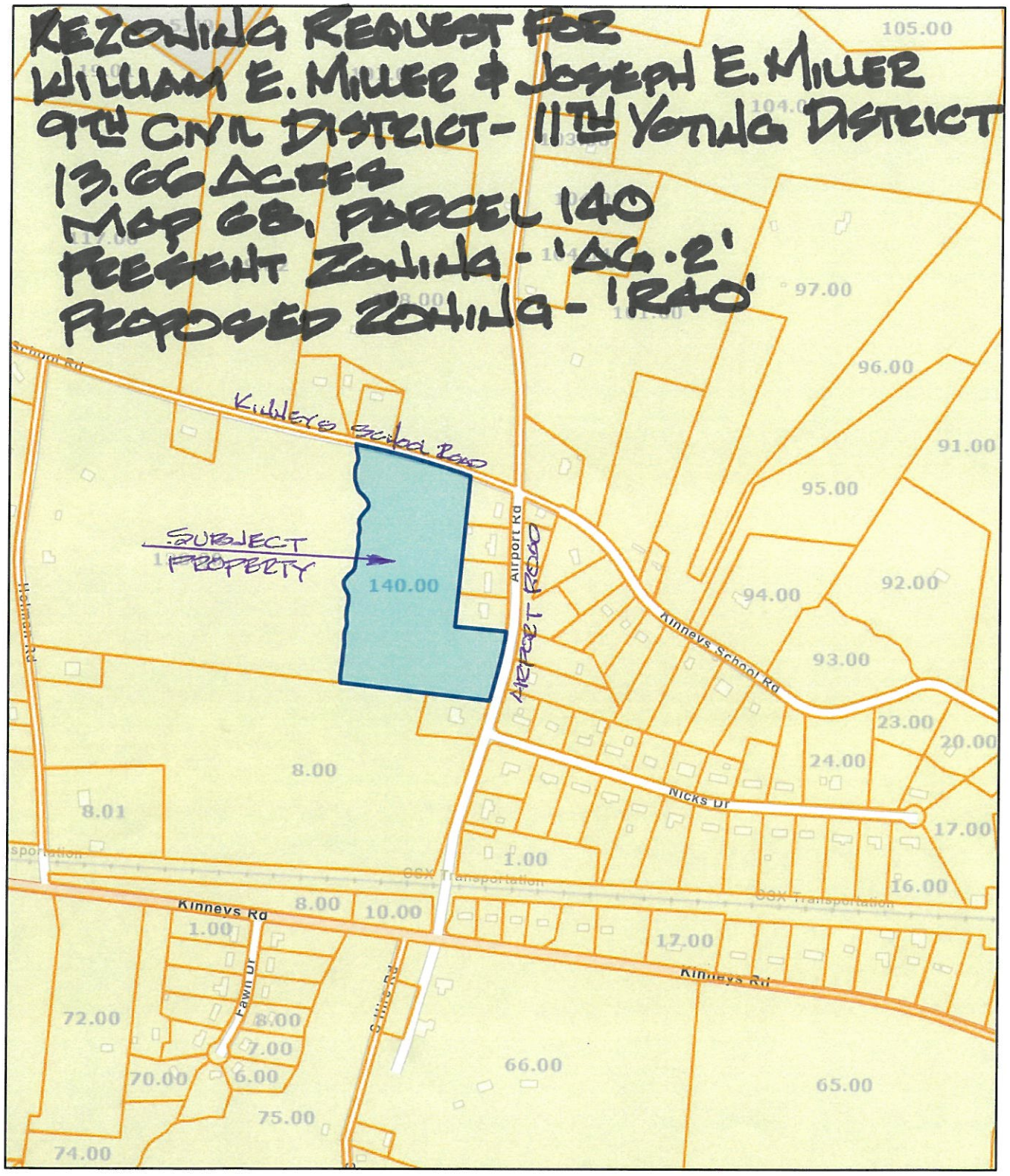
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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The property lines are compiled from information maintained by your local

Robertson County - Parcel: 068 140.00



Date: April 10, 2023

County: Robertson
Owner: MILLER WILLIAM E ETAL
Address: AIRPORT RD
Parcel Number: 068 140.00
Deeded Acreage: 13.66
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

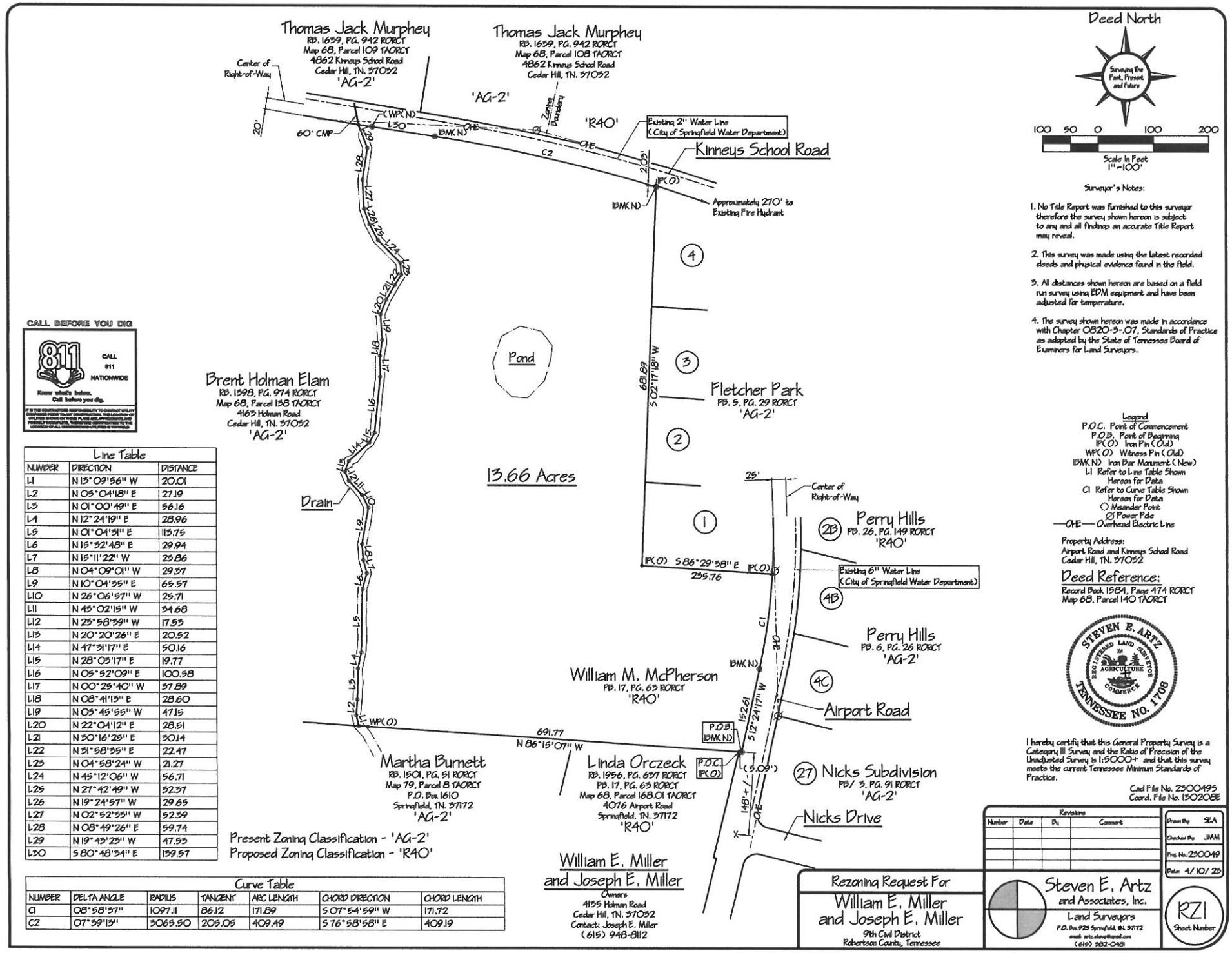
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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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.



CALL BEFORE YOU DIG

811 CALL 811 NATIONWIDE

Know what's below. Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CONTRACTOR TO FIELD LOCATION OF ALL UNDERGROUND UTILITIES IF WARRANTED.

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 15°09'56" W	20.01
L2	N 05°04'18" E	27.19
L3	N 01°00'49" E	56.16
L4	N 12°24'19" E	28.96
L5	N 01°04'51" E	113.75
L6	N 15°32'48" E	29.94
L7	N 15°11'22" W	25.86
L8	N 04°09'01" W	29.37
L9	N 10°04'55" E	65.57
L10	N 26°06'57" W	25.71
L11	N 45°02'15" W	34.68
L12	N 25°58'39" W	17.55
L13	N 20°20'26" E	20.52
L14	N 47°31'17" E	50.16
L15	N 28°05'17" E	19.77
L16	N 05°52'09" E	100.58
L17	N 00°25'40" W	57.89
L18	N 08°41'15" E	28.60
L19	N 05°45'55" W	47.15
L20	N 22°04'12" E	28.91
L21	N 30°16'25" E	30.14
L22	N 31°58'55" E	22.47
L23	N 04°58'24" W	21.27
L24	N 45°12'06" W	56.71
L25	N 27°42'49" W	52.37
L26	N 19°24'57" W	29.65
L27	N 02°52'55" W	52.59
L28	N 08°49'26" E	59.74
L29	N 19°45'25" W	47.55
L30	S 80°48'54" E	139.57

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	08°58'57"	1097.11	86.12	171.89	S 07°54'59" W	171.72
C2	07°39'13"	3065.50	205.05	409.49	S 76°58'58" E	409.19

Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'R40'

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
WP(O) Witness Pin (Old)
IBMK(N) Iron Bar Monument (New)
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
○ Meander Point
Ø Power Pole
—OHE— Overhead Electric Line

Property Address:
Airport Road and Kinneys School Road
Cedar Hill, TN. 37052

Deed Reference:
Record Book 1584, Page 474 RORCT
Map 68, Parcel 140 TAORCT

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 1708

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

Cad File No. 2300495
Coord. File No. 130208E

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: JMM
Proj. No.: 230049
Date: 4/10/25

Rezoning Request For
William E. Miller and Joseph E. Miller
9th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0481

RZ1
Sheet Number

CITY OF SPRINGFIELD
Water/Wastewater Department

924 Central Avenue • Springfield, Tennessee 37172 • (615) 382-1600 • FAX (615) 384-6951
www.springfieldtn.gov

April 13, 2023

TO WHO IT MAY CONCERN:

There has been a water availability letter requested by Mr. William Miller for a property located on Airport Rd in Robertson County. The property is located by Tax Map 068 Parcel 140.00. This letter will serve as notice that there is an existing 6" water main adjacent to this property.

If you need further information or have questions, please contact me at 615-382-1600.

Thank you,

Terry Beers, P.E.
Director
Springfield Water and Wastewater Department

File No. 140862

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ROBERTSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2014 Notary Public MY COMMISSION EXPIRES: 9-21-15 (AFFIX SEAL)

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY: Hallmark Title Company 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075		
ADDRESS NEW OWNER(S) AS FOLLOWS: William E. Miller and Joseph E. Miller	SEND TAX BILLS TO: William E. Miller and Joseph E. Miller	MAP-PARCEL NUMBERS 068-140.00
(NAME) 0 Airport Road	(NAME) 4135 Holman Road	
(ADDRESS) Springfield, TN 37172	(ADDRESS) Cedar Hill, TN 37032	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Betty Elam Gibbs a/k/a Betty E. Threatt and husband, Eric B. Gibbs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Miller, married Joseph E. Miller, married as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the Cedar Hill Road, corner to Jewell Barbee in J.T. Murphy's line, the Northeast corner of this land runs thence with said old road; North 64 deg. West 15 poles, North 78 deg. West 34.3 poles to a point in the road where a gully crosses it; corner to said Murphy; thence with the gully as follows: South 2 deg. East 11 poles, South 37 deg. East 7 poles, South 20 deg. West 7.2 poles, South 3 deg. West 11 poles, South 37 deg. West 4.8 poles, South 19 deg. East 5.2 poles, South ½ deg. East 7.4 poles, South 1 deg. West 14.2 poles, South 34 deg. East 4 poles, to a point in the center of the gully, corner to Barney B. Holman; thence South 87 deg. East 43 poles to a point in the center of the road, corner to said Holman in the line of Charles D. Holman; thence with the center of the road as follows: North 12 ½ deg. East 27 poles, North 11 deg. West 18 poles, North 2deg. East 14 poles to the beginning, containing 19.1 acres, more or less by Planimeter calculation, after survey in April 1946 by J.R. Scott, County Surveyor of Robertson County, Tennessee; being Map and Parcel No. 068-140.00 on the Maps of the Assessor of Property for Robertson County, Tennessee. This description was obtained from the previous deed of record.

EXCLUSION

This is included in the above described property but expressly excluded therefrom the below described tract of land: Beginning at a point in the road, corner to Charles D. Holman, in J.T. Murphy's line, the Northeast corner of this land, runs thence with the center of the road as follows: South 2 deg. West 14 poles, South 11 deg.East 18 poles, South 12-1/2 deg. West 7.4 poles to a point in the road corner to Boone Holman; thence North 87 deg. West 17..50 poles to a stone, a corner in Boone Holman's line; thence North 2 deg. East 44 poles to a stone in the Old Cedar Hill Road; corner to said Holman in J.T. Murphy's line; thence with said road South 64 deg. East 15.5 poles to the beginning, containing 4 acres, more or less.

Being the same property conveyed to Betty Elam Gibbs b/s/p/a Betty E. Threatt by Quitclaim Deed from The Hal B. and/or Elizabeth H. Elam Revocable Living Trust through Trustees, Brent Holman Elam and Betty Elam Gibbs b/s/p/a Betty E. Threatt, dated December 8, 2010 and recorded on December 10, 2010 in Record Book 1398, page 971, Register's Office, Robertson County, Tennessee.

Connie Stroud, Register
Robertson County Tennessee

Rec #:	237109	Instrument #:	279230
Rec'd:	10.00	Recorded	
State:	342.25	9/5/2014 at 8:16 AM	
Clerk:	1.00	in Record Book	
Other:	2.00	1584	
Total:	355.25	Pgs 474-475	

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

Applicant Information:

Name: Marcie Stark
Mailing Address (No P.O. Boxes, please): 3710 Trail Hollow Lane White Creek, TN
Email: stark0380@gmail.com
Telephone Number: 615-566-0380

Applicant's Representative Information:

Name: Andy Leath
Name of Firm: GreenLID Design
Mailing Address (No P.O. Boxes, please): 114B West Main Street Gallatin TN 37066
Email: andy.leath@greenliddesign.com; ana.weathers@greenliddesign.com
Telephone Number: 615-230-7269

Property Information:

Address: 0 Jimson Road Cross Plains, TN
Tax Map and Parcel Number: 050 034.01
Current Zoning Designation: AG -2
Requested Zoning Designation: RP-80

Will this property be subdivided (or combined) in some way within the next year? *Yes* *No*

Purpose of rezoning request:
Proposed use would be be to build new single family residential lots

SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Owner of Record Signature & Date

Applicant's Signature & Date

GreenLID Design
Civil Site Design of tomorrow, today.

April 12, 2023

Robertson County Planning & Zoning Department
Planning Commission
527 South Brown Street
Springfield, TN 37172

Re: Rezoning Request of 20± Ac
0 Jimson Road
Cross Plains, TN
Map 050; Parcel 034.01
RB 1782, PG 605, R.O.S.C., TN

Planning Commission,
Our firm would like to request that the Planning Commission consider the rezoning of the above-referenced tract.

The zoning to the north is AG-2, to the south is AG-2, to east is RP-80 and AG-2, and to the west is AG-2. The current zoning of this property is AG-2. We are requesting that the property on parcel 034.00 be zoned to RP-80.

This property will be used to build single-family residential.

Thanking you for your consideration,

Andy Leath, P.E., C.P.E.S.C.
GreenLID Design

GreenLID Design, LLC
114 B West Main Street Gallatin, TN 37066
(T): 615-230-7269



N

GRAPHIC SCALE
0 50 100 150
1 inch = 50 ft

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE
- STORM SEWER
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD

811 IF YOU DIG IN TENNESSEE CALL 811 FIRST! or (800) 351-1111 or (615) 366-1987 TENNESSEE ONE CALL IT'S THE LAW

GreenLID Design
114 E West Main Street
Gallatin, TN 37066
615.230.7109
andy.leath@greenliddesign.com

MACCIE STARK PROPERTY
PROPOSED LAYOUT
DUDSON ROAD
CROSS PLAINS
ROBERTSON COUNTY, TENNESSEE

CONCEPTUAL LAYOUT

NO	DATE	REVISION

SHEET NO.
C 1.0
SHEET 1 OF 1

PROJ # 2022 PROP 07 21 FEBRUARY 2022


Stark Residential Jimson Road
Water Main Overview
WHUD
N
W
E
S
1" equals 400 feet
5/12/2022
Existing 4"
Water Main
JIMSON
WILLIAMS
6" PVC
STARKS
4" PVC
SOMERVILLE

Robertson County - Parcel: 050 034.01



Date: June 22, 2022
County: Robertson
Owner: STARK MACCIE L
Address: JIMSON RD
Parcel Number: 050 034.01
Deeded Acreage: 20
Calculated Acreage: 0
Date of Imagery: 2017

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services
TDOT

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.

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

May 19, 2022

Mr. Maccie Stark
137 Ben Albert Rd
Cottontown, TN 37048

RE: Stark - Jimson Road Residential Project
Jimson Road
Robertson County, TN

Dear Mr. Stark,

We understand you intend to create four new lots intended for single family home construction by dividing an existing parcel on Jimson Road. No fire hydrant, residential fire sprinkler or landscape irrigation demands have been requested.

This letter will confirm WHUD can provide domestic water service to the project if the developer designs, funds, and installs a new water main extension along Jimson Road beginning at an existing water main on Starks Road and continuing down Jimson Road to provide a connection point for a water tap to serve the westernmost lot in the project. New water taps will need to be installed for each proposed lot along the water main extension. An overview map with approximate locations of existing water mains is attached.

Applicable fees for this project follow:

Plan Review fee:	**$1,000** per phase of water plans These fees are due at the time plans are submitted for review.
Inspection/Admin fee:	**$500** per residential lot **$7** per linear foot of offsite main These fees are due prior to a preconstruction meeting for water infrastructure that will serve the project.
Water Facilities fee:	**$467** per residential lot
Water Meter tap fee:	Water tap fees are based on meter size. Water tap fees will be charged per the schedule posted on

WHUD's web site at the time of purchase. Currently, a standard 5/8" x ¾" water tap costs **$2,000**.

There will be a **$50** new account setup fee charged for each new account created.

Tap fees are typically paid by home builders and are due at the service is requested for each new lot.

It appears that new utility easements will need to be acquired for water main extensions to serve this project. WHUD will manage the acquisition process. The developer will be required to reimburse WHUD for any costs that are incurred in relation to acquiring easements.

Please note that all fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. WHUD will hold the fees (excluding tap fees) at the amount stated above for a 90-day period past the date of this letter. After the 90-day period expires, fees are subject to re-calculation and potential increases. You may request an extension of fee status in writing prior to expiration of the 90-day period. WHUD will review the request and issue a written response that either denies or grants the request.

This letter does not constitute an agreement between WHUD and the developer for WHUD to provide service to the project. A written development agreement will need to be executed between WHUD and the developer. Written service contracts will need to be executed between WHUD and new customers. These contracts will specify details related to fees and other terms related to providing service to the project.

Please contact our engineering department at 615-672-4110 ext 262 or via email at WHUDengineering@whud.org if you have any questions.

Sincerely,

Pat Harrell, P.E.
District Engineer

State of Tennessee Comptroller of the Treasury

Real Estate Assessment Data

County Number: 074 | County Name: ROBERTSON | Tax Year: 2022

Property Owner and Mailing Address

Jan 1 Owner:
STARK MACCIE L
3710 TRAIL HOLLOW LANE
WHITES CREEK, TN 37189

Property Location

Address: JIMSON RD

Map: 050 **Grp:** **Ctrl Map:** 050 **Parcel:** 034.01 **PI:** **S/I:** 000

Value Information

Reappraisal Year: 2018

Land Mkt Value:	$226,900
Improvement Value:	$0
Total Market Appraisal:	$226,900
Assessment %:	25
Assessment:	$56,725

General Information

Class:	10 - FARM		
City #:	000	**City:**	
SSD1:	000	**SSD2:**	000
District:	01	**Mkt Area:**	C99
# Bldgs:	0	**# Mobile Homes:**	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	**Utilities - Electricity:**	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	**Zoning:**	

Subdivision Data

Subdivision: LONGVIEW ESTATES

Plat Bk: 3 **Plat Pg:** 50 **Block:** **Lot:** P/O 7-10

Additional Description

Building Information

Extra Features

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
09/25/2017		1782	605		QC	

Land Information

Deed Acres: 20.00 **Calc Acres:** 0.00 **Total Land Units:** 20.00

Land Type: 20 - ACREAGE **Soil Class:** **Units:** 20.00

New Search | Return to List | View GIS Map for this Parcel

Glossary of Terms
Division of Property Assessments Home Page

How to Search
Comptroller of the Treasury Home Page

Fact Sheet
State of Tennessee Home Page

SEND TAX NOTICES TO:
Maccie L. Stark
3710 TRAIL HOLLOW LN
WHITES CREEK TN 37189

THIS INSTRUMENT PREPARED BY
Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

NO TITLE EXAM, NO CLOSING
Prepared Solely From Information Supplied by the Parties

Map 050
Parcel P/O 027.00 & 034.00

Connie Stroud, Register
Robertson County Tennessee

Rec #:	272439	Instrument #:	325536
Rec'd:	15.00	Recorded	
State:	0.04	12/18/2017 at	4:07 PM
Clerk:	1.00	in Record Book	1782
Other:	2.00		
Total:	18.04	Pgs	605-607

QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **CARRIE LOUISE STARK**, **JENNIFER ANN STARK MCCRORY**, **KEITH O'NEIL STARK**, **KEVEN BOYD STARK** and **MACCIE LEIGH STARK**, referred to herein as Parties of the First Part, and **MACCIE L. STARK**, unmarried, Party of the Second Part.

WITNESSETH:

That the said Parties of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, do hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of their right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Robertson County, Tennessee, described as follows, to wit:

TRACT 9:
Beginning at an iron pin (new), in the northerly boundary of a tract of land which belongs to Charles R. Hicks, having a deed reference in Record Book 1031, Page 924, RORCT, said iron pin being located from an iron pin (old), in the westerly margin of Starks Road, the northeast corner of said tract of land which belongs to Charles R. Hicks, N 82°17'14" W, 285.16 feet, to the point of beginning, the southeast corner of this tract and continuing, as follows: N 82°17'14" W, passing a common corner of said tract of land which belongs to Charles R. Hicks, and a tract of land which belongs to Larry Hicks, having a deed reference in Deed Book 184, Page 331, RORCT, and continuing on in all, 1122.22 feet to an iron pin (new), a corner of said tract of land which belongs to Larry Hicks, in the easterly boundary of a tract of land which belongs to Lawrence H. Davis, having a deed reference in Record Book 1442, Page 752, RORCT, with further reference in Plat Book 23, Page 138, RORCT; thence, N 03°53'43" E, passing a common corner of said tract of land which belongs to Lawrence H. Davis, and a second tract of land which belongs to Lawrence H. Davis, having a deed reference in Record Book 1442, Page 752, with further reference in Plat Book 23, page 138, and continuing on in all, 843.24 feet to an iron pin (new), in the southerly margin of Jimson Road, the northeast corner of said second tract of land which belongs to Lawrence H. Davis; thence with the southerly margin of Jimson Road, as follows: with a curve to the right, having a radius of 269.25 feet, an arc distance of 39.00 feet, and a chord bearing and distance of S 66°11'55" E, 38.97 feet; thence, S 62°02'56" E, 80.74 feet; thence with a curve to the left, having a radius of 540.00 feet, an arc distance of 164.01 feet, and a chord bearing and distance of S 70°45'00" E, 163.38 feet; thence, S 79°27'03" E, 777.65 feet; thence with a curve to the right, having a radius of 8892.00 feet, an arc distance of 128.60 feet, and a chord bearing and distance of S 79°02'11" E, 128.60 feet to an iron pin (old), in the southerly margin of Jimson Road; thence with a new line, S 07°42'46" W, 724.18 feet, to the point of beginning, containing 20.00 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 June 12, 2017.

The above described tract of land is subject to a 30' Ingress, Egress and Utility easement of record in Record Book 951, Page 199, RORCT, as shown on the plat, this survey.

Being a portion of that same property conveyed to Carrie Louise Stark, Jennifer Ann Stark McCrory, Keith O'Neil Stark, Kevin Boyd Stark and Maccie Leigh Stark, by deed from Ralph O. Stark and wife, Martha M. Stark, of record in Record Book 1533, Page 126, Register's Office for Robertson County, Tennessee.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set hand and seal the day and year first above written.

CARRIE LOUISE STARK

JENNIFER ANN STARK MCCRORY

KEITH O'NEIL STARK

KEVIN BOYD STARK

MACCIE LEIGH STARK

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carrie Louise Stark,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 25 day of September 2017.

My Commission Expires: 2/24/18

NOTARY PUBLIC

NANCY ELAINE DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Ann Stark McCrory,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 25 day of September 2017.

My Commission Expires: 2/24/18

NOTARY PUBLIC

NANCY ELAINE DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith O'Neil Stark,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 25 day of September, 2017.

Nancy Elaine Davenport
NOTARY PUBLIC

My Commission Expires: 2/24/18

NANCY ELAINE DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin Boyd Stark,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 25 day of September, 2017.

Nancy Elaine Davenport
NOTARY PUBLIC

My Commission Expires: 2/24/18

NANCY ELAINE DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for ~~said~~ County and State, **Maccie Leigh Stark,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 25 day of September, 2017.

Nancy Elaine Davenport
NOTARY PUBLIC

My Commission Expires: 2/24/18

NANCY ELAINE DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

REGISTER OF DEEDS SEAL ROBERTSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 10.00.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 18 day of December, 2017.

Connie Strand
~~NOTARY PUBLIC~~/Register

My Commission Expires: _____