

Town of Nolensville
P.O. Box 547
Nolensville, Tennessee 37135

Resolution 14-18

**A RESOLUTION TO DEDICATE AND CONVEY CERTAIN RIGHT OF WAYS AND
PROPERTY TO THE TOWN OF NOLENSVILLE FROM CK DEVELOPMENT LLC AND
NOLENSVILLE NORTHEAST, INC**

WHEREAS, Nolensville Northeast, Incorporated and CK Development, LLC, current owners of property and right of ways that are a portion of Bent Creek Subdivision located on Sam Donald Road, Old Clovercroft Road and Wilson Road; and,

WHEREAS, Nolensville Northeast, Incorporated and CK Development, LLC, wish to convey and dedicate certain property to the Town of Nolensville; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE AS FOLLOWS:

Section 1. The Town of Nolensville accepts the right of way dedicated from CK Development LLC as outlined by the attached document(s).

Section 2. The Town of Nolensville accepts the right of way dedication from Nolensville Northeast, Incorporated as outlined by the attached document (s).

Section 3. The Board of Mayor and Aldermen authorizes the Mayor to sign the appropriate documentation in order to complete the transactions to accept the conveyance and dedication for the right of ways.

Section 4. The documentation is attached to and made part of this resolution.

RESOLVED this 3rd, day of July 2014,

Jimmy Alexander, Mayor

Cindy Lancaster, Town Recorder

Date Passed: _____

This Instrument prepared by:
Mark E. Morrison, Esquire
GRISSIM AND HODGES
323 Union Street, Suite 400
Nashville, TN 37201

DEDICATION OF PUBLIC RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency thereof being acknowledged by NOLENSVILLE NORTHEAST, INC., a Tennessee corporation (the "Grantor"), said Grantor does hereby dedicate, grant, transfer and convey to The Town of Nolensville, Tennessee, its successors and assigns, certain rights-of-way more particularly described on Exhibit "1", attached hereto and incorporated herein by reference (the "Property") for a public roadway.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to The Town of Nolensville, its successors and assigns, forever.

The Grantor hereby covenants that it is lawfully seized and possessed of the Property and that it has a good and lawful right to dedicate same to The Town of Nolensville, subject to all easements, encumbrances and other matters of record. Grantor hereby binds itself and its successors to warrant and forever defend the title to the Property to The Town of Nolensville, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

(Remainder of Page intentionally left blank; signature blocks follow.)

IN WITNESS WHEREOF, the Grantor has executed this Instrument on this ____ day of _____, 2014.

GRANTOR:

NOLENSVILLE NORTHEAST, INC.
A Tennessee corporation

By: _____

Print Name: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, _____, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be _____ of NOLENSVILLE NORTHEAST, INC., a Tennessee corporation, the within named bargainer, and that he/she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such _____.

WITNESS my hand and seal at office in _____, Tennessee, this ____ day of _____, 2014.

Notary Public
My Commission Expires: _____

EXHIBIT 1

Property Description
For 0.27 Acres More or Less
Town of Nolensville, Williamson County, Tennessee

Tract A

Beginning at a Point at the Northeasterly most corner of the Property Line of Parcel 29.03 on Tax Map 59 Recorded at the Williamson County Register of Deeds, Said point, also being at the intersection of Sam Donald Road and Old Clovercroft Road;

Thence South $72^{\circ} 18' 39''$ East a distance of 25.00 to a Point;

Thence South $17^{\circ} 41' 21''$ West a distance of 178.51 to a Point;

Thence concave Easterly having a radius of 1,000.00 feet 258.93 feet along said curve with a chord length of 258.20 feet;

Thence South $02^{\circ} 51' 14''$ West a distance of 27.88 to a Point;

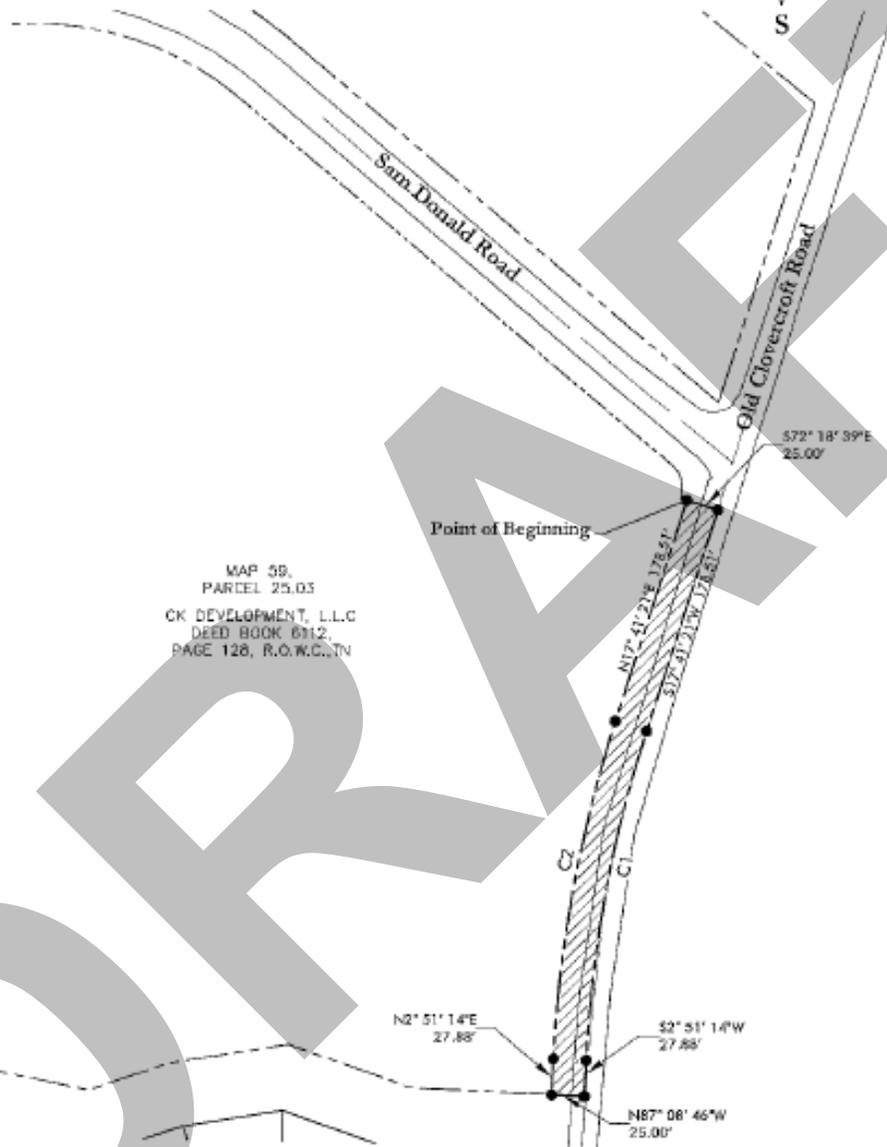
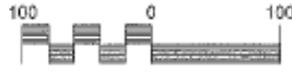
Thence North $87^{\circ} 08' 46''$ West a distance of 25.00 to a Point;

Thence North $02^{\circ} 51' 14''$ East a distance of 27.88 to a Point;

Thence concave Easterly having a radius of 1,025.00 feet 265.40 feet along said curve with a chord length of 264.66 feet;

Thence North $17^{\circ} 41' 21''$ East a distance of 178.51 to the Point of Beginning;

Containing 0.27 acres or 11,713.73 square feet more or less.



MAP 59,
PARCEL 25.03
CK DEVELOPMENT, L.L.C.
DEED BOOK 6112,
PAGE 128, R.O.W.C., TN

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	258.93	1000.00	14°50'07"	N10° 16' 18"E	258.20
C2	265.40	1025.00	14°50'07"	N10° 16' 18"E	264.66

DA Dale & Associates

Civil Engineering
Land Planning & Surveying
Landmarks & Historic
Surveying

18 Houston Place
Madison, Tennessee 37204
(615) 252-1100

This Instrument prepared by:
Mark E. Morrison, Esquire
GRISSIM AND HODGES
323 Union Street, Suite 400
Nashville, TN 37201

DEDICATION OF PUBLIC RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency thereof being acknowledged by CK DEVELOPMENT, L.L.C., a Tennessee limited liability company (the “Grantor”), said Grantor does hereby dedicate, grant, transfer and convey to The Town of Nolensville, Tennessee, its successors and assigns, certain rights-of-way more particularly described on Exhibit “1”, attached hereto and incorporated herein by reference (the “Property”) for a public roadway.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to The Town of Nolensville, its successors and assigns, forever.

The Grantor hereby covenants that it is lawfully seized and possessed of the Property and that it has a good and lawful right to dedicate same to The Town of Nolensville, subject to all easements, encumbrances and other matters of record. Grantor hereby binds itself and its successors to warrant and forever defend the title to the Property to The Town of Nolensville, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

(Remainder of Page intentionally left blank; signature blocks follow.)

IN WITNESS WHEREOF, the Grantor has executed this Instrument on this ____ day of _____, 2014.

GRANTOR:

CK DEVELOPMENT, L.L.C.
A Tennessee limited liability company

By: _____

Print Name: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, _____, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be _____ of CK DEVELOPMENT, L.L.C., a Tennessee limited liability company, the within named bargainer, and that he/she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such _____.

WITNESS my hand and seal at office in _____, Tennessee, this ____ day of _____, 2014.

Notary Public
My Commission Expires: _____

EXHIBIT 1

PROPERTY DESCRIPTION

Beginning at a 1/2 inch iron pin, found, located in the Westerly Right Of Way for Nolensville Pike said pin being the Southeasterly corner of the Nolensville Cemetery property as described in Deed Book 930 Page 205 and also being the Northeasterly corner of the Frank and Peggy Wilson property as described in Deed Books 420, 150, and 138 pages 40, 375, and 160 respectively;

Thence, with the Westerly Right of Way for said Nolensville Pike South 25 Degrees 27 Minutes 51 Seconds East a distance of 50.37 feet to an iron pin set capped and stamped Stantec Nashville, Tn. hereinafter iron pin set, said pin being the Southeasterly corner of the herein described tract;

Thence, with a new division line South 71 Degrees 30 Minutes 07 Seconds West a distance of 631.62 feet to an iron pin set; thence with a curve to the left having a radius of 248.00 feet a central angle of 28 Degrees 59 Minutes 33 Seconds and an arc length of 125.49 feet to an iron pin set;

Thence, South 42 Degrees 30 Minutes 34 Seconds West a distance of 314.62 feet to an iron pin set, said pin located in the Easterly Prescriptive Right Of Way for Clovercroft Road and being the Southwesterly corner of the herein described tract;

Thence, with said Right Of Way and a curve to the left having a radius of 325.00 feet a central angle of 16 Degrees 09 Minutes 48 Seconds and an arc length of 91.68 feet to an iron pin set said pin being the Southwesterly corner of the Williams Cemetery property as described in Deed Book 53 Page 505;

Thence, with said Williams Cemetery boundary North 31 Degrees 08 Minutes 32 Seconds East a distance of 68.55 feet to an iron pin set;

Thence, South 87 Degrees 08 Minutes 46 Seconds East a distance of 8.24 feet to an iron pin set;

Thence, with the proposed Northerly Right Of Way for Wilson Road North 42 Degrees 30 Minutes 34 Seconds East a distance of 161.44 feet to an iron pin set;

Thence, with a curve to the right having a radius of 298.00 feet a central angle of 28 Degrees 59 Minutes 33 Seconds and an arc length of 150.97 feet to an iron pin set;

Thence, with a fence being the said Nolensville Cemetery boundary North 71 Degrees 30 Minutes 07 Seconds East a distance of 625.51 feet, to the point of beginning and containing 1.18 acres more or less according to a survey performed by Stantec Consulting dated 3-14-05.

Being part of the property conveyed to CK Development, L.L.C. from Franklin D. Wilson and Peggy Stephenson Wilson, by Warranty Deed of record in Book 3549, page 441, as corrected by deed of correction in Book 3689, page 859, Register's Office for Williamson County, and

Being part of the property conveyed to CK Development, LLC from Larry R. Williams, Mildred W. McCabe, Dean Williams and Billy Ozburn, by Quitclaim Deed of record in Book 3689, page 853.

DRAFT

This Instrument prepared by:
Mark E. Morrison, Esquire
GRISSIM AND HODGES
323 Union Street, Suite 400
Nashville, TN 37201

DEDICATION OF PUBLIC RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency thereof being acknowledged by NOLENSVILLE NORTHEAST, INC., a Tennessee corporation (the "Grantor"), said Grantor does hereby dedicate, grant, transfer and convey to The Town of Nolensville, Tennessee, its successors and assigns, certain rights-of-way more particularly described on Exhibit "1", attached hereto and incorporated herein by reference (the "Property") for a public roadway.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to The Town of Nolensville, its successors and assigns, forever.

The Grantor hereby covenants that it is lawfully seized and possessed of the Property and that it has a good and lawful right to dedicate same to The Town of Nolensville, subject to all easements, encumbrances and other matters of record. Grantor hereby binds itself and its successors to warrant and forever defend the title to the Property to The Town of Nolensville, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

(Remainder of Page intentionally left blank; signature blocks follow.)

IN WITNESS WHEREOF, the Grantor has executed this Instrument on this ____ day of _____, 2014.

GRANTOR:

NOLENSVILLE NORTHEAST, INC.
A Tennessee corporation

By: _____

Print Name: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, _____, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be _____ of NOLENSVILLE NORTHEAST, INC., a Tennessee corporation, the within named bargainer, and that he/she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such _____.

WITNESS my hand and seal at office in _____, Tennessee, this ____ day of _____, 2014.

Notary Public
My Commission Expires: _____

EXHIBIT 1

Property Description
For 1.16 Acres More or Less
Town of Nolensville, Williamson County, Tennessee

The property described is located in the Seventeenth Civil District, Town of Nolensville, Williamson County, Tennessee, being more particularly described as follows:

Beginning at the Northwestern corner of the Nolensville Northeast, Inc. property as of record in Deed Book 3323, Page 855 Register's Office of Williamson County, Tennessee and also being the Northeastly corner of the Nolensville Residential, Inc property as of record in Deed Book 3331 Page 585;

Thence with the centerline of Sam Donald Road,

North 60 Degrees 06 Minutes 46 Seconds East a distance of 120.20 feet;

Thence with said centerline and a curve to the right having a radius of 1500.00 feet an arc length of 91.63 feet and a chord bearing and distance of North 61 Degrees 51 Minutes 45 Seconds East 91.61 feet;

Thence with a curve to the right having a radius of 305.00 feet an arc length of 230.41 feet and a chord bearing and distance of South 71 Degrees 25 Minutes 51 Seconds East 224.97 feet;

Thence South 49 Degrees 47 Minutes 22 Seconds East a distance of 391.32 feet;

Thence with a curve to the left having a radius of 25.00 feet an arc length of 49.09 feet and a chord bearing and distance of North 73 Degrees 57 Minutes 14 Seconds East 41.58 feet;

Thence South 72 Degrees 18 Minutes 10 Seconds East a distance of 30.00 feet to the centerline of Clovercroft Road;

Thence with said centerline South 17 Degrees 41 Minutes 50 Seconds West a distance of 119.07 feet;

Thence leaving said centerline North 72 Degrees 18 Minutes 10 Seconds West a distance of 30.00 feet;

Thence with a curve to the left having a radius of 25.00 feet an arc length of 29.45 feet and a chord bearing and distance of North 16 Degrees 02 Minutes 46 Seconds West 27.77 feet;

Thence North 49 Degrees 47 Minutes 22 Seconds West a distance of 436.91 feet;

Thence with a curve to the left having a radius of 245.00 feet an arc length of 299.74 feet and a chord bearing and distance of North 84 Degrees 50 Minutes 18 Seconds West 281.40 feet;

Thence South 60 Degrees 06 Minutes 46 Seconds West a distance of 96.76 feet;

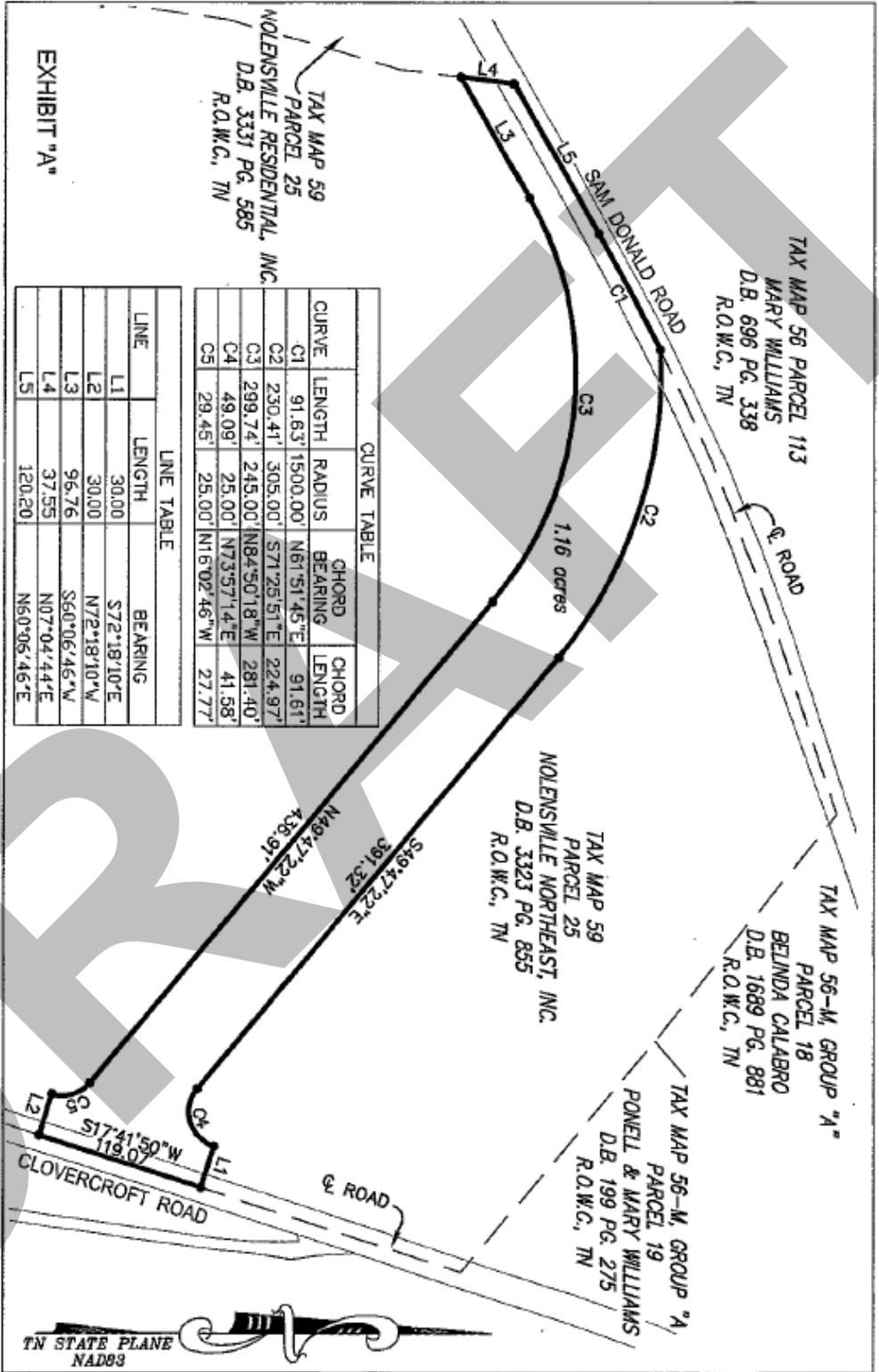
Thence North 07 Degrees 04 Minutes 44 Seconds East a distance of 37.55 feet to the point of beginning and containing 1.16 acres more or less being a portion of the aforementioned Nolensville Northeast, Inc. property as of record in Deed Book 3323 Page 855. See attached "Exhibit A".

DRAFT



Stantec

Stantec Consulting Services Inc.
 100 Westwood Place Suite 420
 Brentwood TN 37027
 Tel. 615-885-1144
 Fax. 615-885-1102
 www.stantec.com



V:\1703\veetika\177000885-bent Creek\SAMDONALD ROAD\177000955EXHIBIT(SamDonald).dwg

CK DEVELOPMENT
 177000885
 SAM DONALD ROAD
 SCALE 1" = 100'

THIS RELOCATION OF SAM DONALD ROAD
 EXHIBIT "A"
 BENT CREEK P.U.D.
 SHEET 1 OF 1