



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

**JOHN COOPER
MAYOR**

**DEPARTMENT OF PUBLIC WORKS
750 S. 5TH STREET
NASHVILLE, TENNESSEE 37206**

November 15, 2021

Ms. Kelly Flannery
Director of Finance
Metro Nashville and Davidson County

RE: Prop. No. 2021M-016PR-001, ordinance declaring a certain planned road on the Orchard Bend Park property to be public right-of-way and granting a temporary access easement. Project 2018-R-7 (Pettus and Blue Hole Roundabout)

Ms. Flannery,

This ordinance will declare the park entrance as a public right-of-way and grant temporary access for the property owner at 5585 Pettus Road off the aforementioned park entrance.

Sincerely,

A handwritten signature in blue ink that reads "Darrell K. Moore".

Darrell K. Moore
Tech Specialist/Project Manager
Metro Nashville Public Works
615-862-8730
Darrell.Moore@nashville.gov

Exhibit 'A'

A tract of land situated in the 7th Civil District of Nashville, Davidson County, Tennessee. Being a portion of Parcel 95 on Davidson County Tax Map 173 and being more particularly described as follows:

Beginning along the southern right of way margin for Pettus Road, at the common corner of the of the Wiley & Joyce Wilkerson property; of record in Deed Book 9519, Page 327 , Register's Office for Davidson County, (R.O.D.C), and of the Metro Government property; of record in Instrument No. 20140528-0045927, (R.O.D.C);

Thence, along said right of way margin, North 67°12'45" East for a distance of 23.92 feet;

Thence, continuing along said right of way line with curve to the right, having a radius of 930.13 feet, a central angle of 17°43'48", an arc length of 287.83 feet, and a chord which bears North 77°53'19" East a distance of 286.68 feet;

Thence, continuing along said right of way margin, North 86°33'19" East for a distance of 78.50 feet;

Thence, leaving said right of way margin, South 78°47'42" West a distance of 153.78 feet;

Thence, South 68°33'53" West for a distance of 114.49 feet;

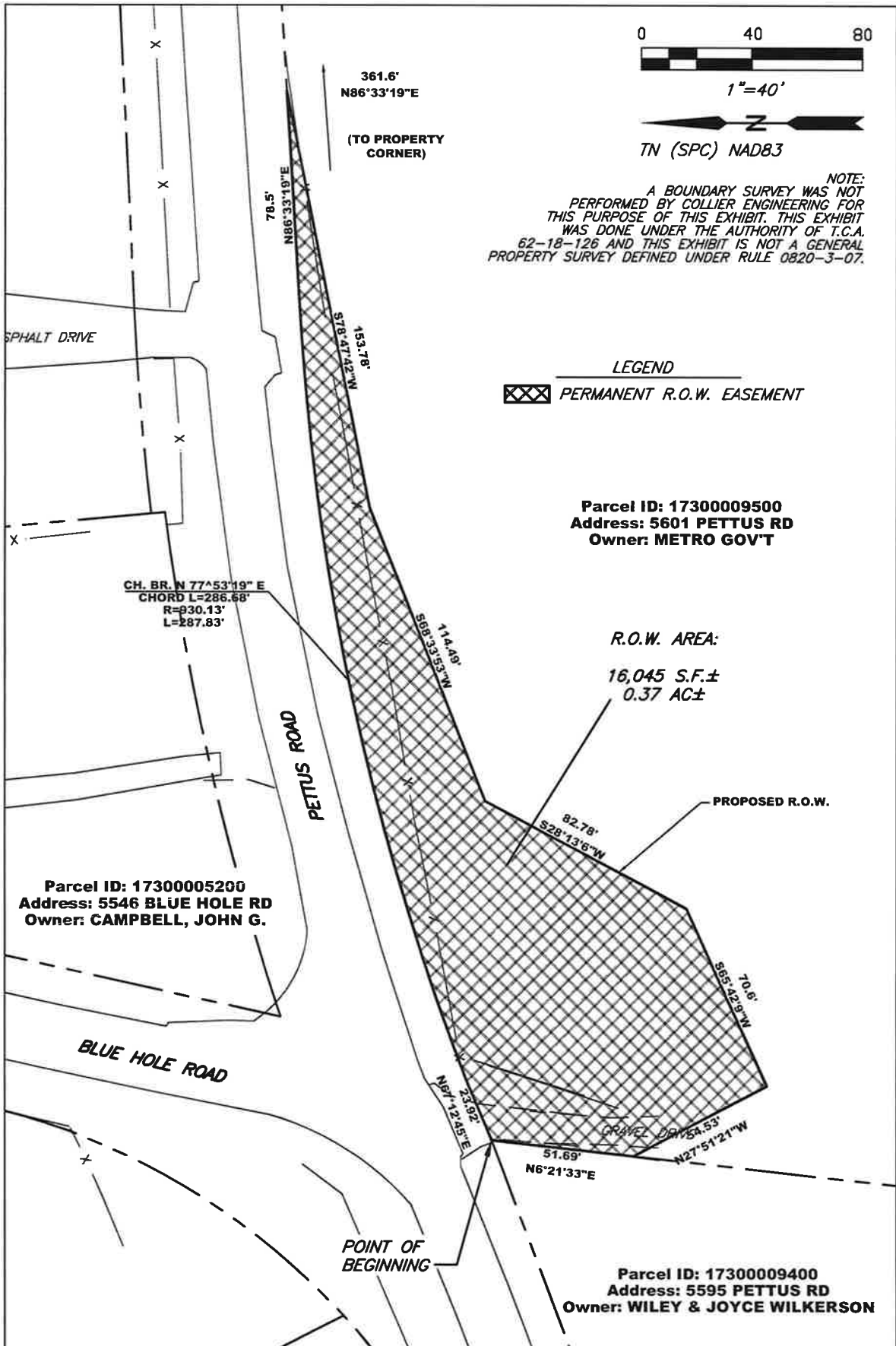
Thence, South 28°13'6" West for a distance of 82.78 feet;

Thence, South 65°42'9" West for a distance of 70.60 feet;

Thence, North 27°51'21" West for a distance of 54.53 feet; said point is along the common line of the Wilkerson and Metro properties;

Thence, along said common line, North 6°21'33" East for a distance of 51.69 feet to the Point of Beginning and containing 16,045 square feet or 0.37 ac, more or less.

Being a portion of the Metro Government property; of record in Instrument No. 20140528-0045927, (R.O.D C);




 <p>COLLIER ENGINEERING CO., INC. CONSULTING • DESIGN • CONSTRUCTION</p> <p>2949 NOLENSVILLE, NASHVILLE, TN 37211 PHONE: (615) 331-1441 FAX: (615) 331-1050</p>	<p>EXHIBIT "A"</p> <p>PETTUS ROAD @ BLUE HOLE ROAD PERMANENT ROW EASEMENTS NASHVILLE - METRO PUBLIC WORKS DAVIDSON COUNTY, TENNESSEE</p>	<p>DATE: 08/21/2020</p>
		<p>DRAWN BY: MCA SUPERVISED BY: DAC CHECKED BY: DAC</p>
<p>1 OF 1</p>		<p>SHEET NO: 1 OF 1</p>

Exhibit B

Parcel Number: 17300009500

Project: Pettus Road @ Blue Hole Road

From: Metropolitan Government of Nashville and Davidson County

To: Wiley & Joyce Wilkerson

Ingress / Egress (Access) Easement

A temporary easement, 20 feet in width, lying south of and adjacent to Proposed Right-of-Way of Pettus Road (by others) and east of and adjacent to the Wiley & Joyce Wilkerson parcel of record in Book 9519, Page 327 in the Registers office of Davidson County, Tennessee and being described as follows:

Commencing at a Nail (found) in the present southerly right-of-way of Pettus Road at the northwest corner of the subject parcel and the northeast corner of the above-mentioned Wilkerson parcel;

Thence leaving said present right-of-way and following the common line of the subject parcel and Wilkerson parcel S 06°32'01" W, a distance of 51.64 feet to a corner in the above-mentioned Proposed Right-of-Way (by others);

Thence leaving said common line and following the Proposed Right-of-Way S 27°56'10" E, a distance of 54.62 feet to the **Point of Beginning** for the herein described easement;

Thence from the **Point of Beginning**, continuing along, south of and adjacent to the Proposed Right-of-Way N 65°42'09" E, a distance of 70.60 feet;

Thence leaving said Proposed Right-of-Way and crossing the subject parcel for the next five (5) calls to points as follows:

S 28°13'06" W, a distance of 7.42 feet;

S 51°44'18" W, a distance of 76.13 feet;

Along a 50-foot radius curve to the left, having an arc length of 39.45 feet, and a chord bearing and distance of S 29°08'10" W, 38.43 feet;

S 06°32'01" W, a distance of 36.78 feet;

N 83°27'59" W, a distance of 20.00' to a point in the common line of the subject parcel and the above-mentioned Wilkerson parcel, said parcel being located N 06°32'01" E, a distance of 66.96 feet from a 5/8-inch capped rebar at a corner in said common line;

Thence with said common line N 06°32'01" E, a distance of 36.78 feet;

Thence leaving said common line and crossing the subject parcel along a 70-foot radius curve to the right, having an arc length of 55.23 feet, and a chord bearing and distance of N 29°08'10" E, 53.81 feet;

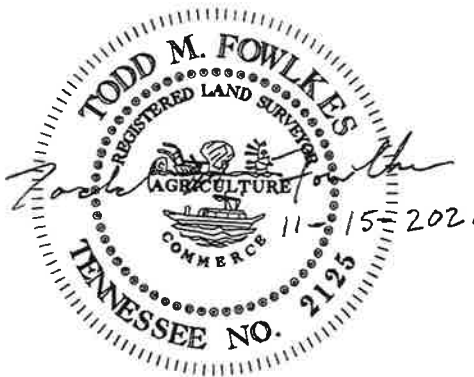
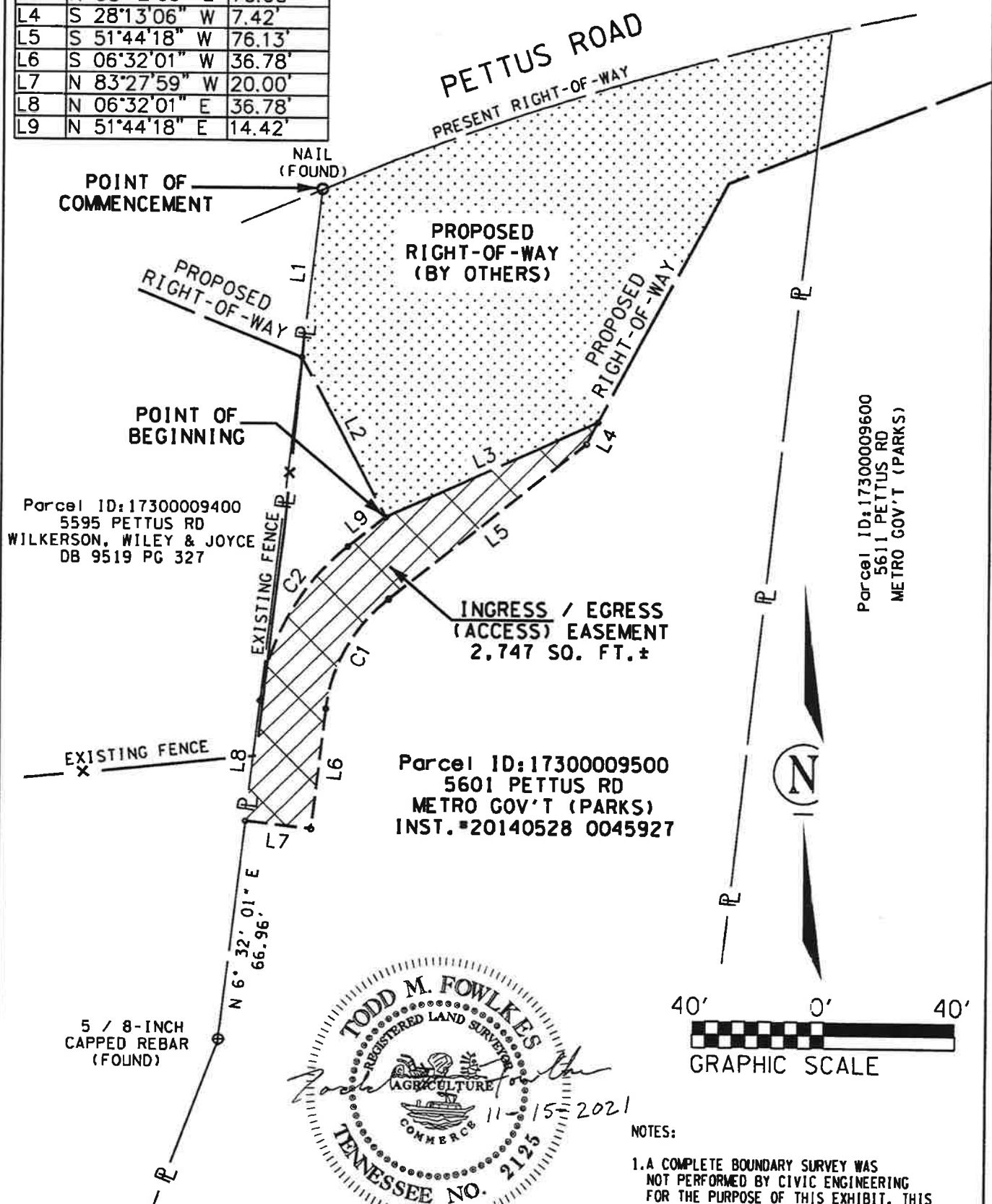
Thence N 51°44'18" E, a distance of 14.42 feet to the **Point of Beginning** containing an area of 2,747 Square Feet, more or less as shown on the attached Exhibit "A" to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to the Metropolitan Government of Nashville and Davidson County of record in **Instrument 20140528-0045927** in the Register's Office for Davidson County, Tennessee.

The above-described easement was prepared by Civic Engineering, LLC, Todd M. Fowlkes, TN RLS #2125 on August 26, 2021.

LINE	BEARING	DISTANCE
L1	S 06°32'01" W	51.64'
L2	S 27°56'10" E	54.62'
L3	N 65°42'09" E	70.60'
L4	S 28°13'06" W	7.42'
L5	S 51°44'18" W	76.13'
L6	S 06°32'01" W	36.78'
L7	N 83°27'59" W	20.00'
L8	N 06°32'01" E	36.78'
L9	N 51°44'18" E	14.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	39.45'	38.43'	S 29°08'10" W
C2	70.00'	55.23'	53.81'	N 29°08'10" E



- NOTES:
1. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED BY CIVIC ENGINEERING FOR THE PURPOSE OF THIS EXHIBIT. THIS EXHIBIT WAS DONE UNDER THE AUTHORITY OF T.C.A. 62-18-126 AND THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.
 2. WHERE APPLICABLE, EXISTING RIGHT-OF-WAY, EASEMENT, AND PROPERTY LINES SHALL BE ADJOINED AND FOLLOWED BASED ON A CURRENT BOUNDARY SURVEY.

NASHVILLE DEPARTMENT OF TRANSPORTATION

PREPARED BY:



REVISED: 11-15-2021

EXHIBIT "B"

PETTUS ROAD @ BLUE HOLE ROAD
INGRESS / EGRESS (ACCESS) EASEMENT
METRO GOVERNMENT TO
WILEY & JOYCE WILKERSON
DAVIDSON COUNTY, TENNESSEE

DATE: 8-26-2021

SCALE: 1"=40'

PARCEL ID: 17300009500

Prepared by:
Metropolitan Department of Law
108 Metropolitan Courthouse
Nashville, TN 37201

TEMPORARY ACCESS EASEMENT

For \$10 and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Metropolitan Government of Nashville and Davidson County ("Metropolitan Government") does hereby grant, bargain, sell, transfer and convey unto Wiley and Joyce Wilkerson ("Grantees") a temporary easement (the "Easement") on and over a portion of the following property (the "Metro Property"):

5601 Pettus Road, Metro Parcel ID No. 17300009500

The Metro Property being having been conveyed to the Metropolitan Government by deed from Jeffrey Ackerman and recorded as Instrument No. 20140528-0045927, R.O.D.C., Tennessee.

The boundaries of the Easement are more particularly described in Exhibit A hereto.

The rights conveyed herein are for the limited purpose of providing pedestrian and vehicular access from Grantees' property ("Grantee Property") at 5585 Pettus Road, Metro Parcel ID No. 17300009400, to a roadway to be constructed on the Metro Property by the Metropolitan Government. The rights conveyed herein are personal to Grantees and shall terminate immediately upon any transfer of ownership by Grantees of the Grantee Property, or either of them, to any other person or entity.

The Metropolitan Government hereby warrants that it is lawfully seized and possessed of the Metro Property in fee simple.

WITNESS my hand, this _____ day of _____, 20__.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or who, upon oath, acknowledged himself or herself to be the _____ for the within named Metropolitan Government, and that being authorized to do so, executed the foregoing instrument for the purposes therein contained.

This _____ day of _____, 20__.

_____, Notary Public

My Commission Expires _____.