

RESOLUTION 2025 –

A RESOLUTION APPROVING THE ACCEPTANCE OF REAL PROPERTY RELATED TO THE LYNWOOD STATION PLANNED UNIT DEVELOPMENT OFF-SITE ROAD IMPROVEMENT

WHEREAS, on January 14, 2019, the City of Mt. Juliet Board of Commissioners passed Ordinance 2019-01 approving the Preliminary Master Development Plan for the Lynwood Station Planned Unit Development, which had been positively recommended by the Planning Commission on September 20, 2018; and

WHEREAS, pursuant to Ordinance 2019-01 and Planning Commission recommendation, an off-site road improvement was required for the installation of an eastbound turn lane on East Division Street at Clemmons Road; and

WHEREAS, the off-site road improvement necessitates the City to acquire a portion of real property at the expense of the Lynwood Station Planned Unit Development; and

WHEREAS, said property is owned by the State of Tennessee and located in the City of Mt. Juliet, Wilson County, Tennessee; and

WHEREAS, the portion of said property for right of way acquisition is described as 0.0039 acres (171 sq. ft.) of land (Map 72; Parcel 67.00); and

WHEREAS, the portion of said property for a temporary construction easement is described as 0.1483 acres (6,464 sq. ft.) of land (Map 72; Parcel 67.00); and

WHEREAS, the right of way acquisition and temporary construction easement are further described in Exhibit A, attached to this Resolution; and

WHEREAS, the right of way acquisition and temporary construction easement has been approved by the State of Tennessee and is being routed for signatures; and

WHEREAS, the City Charter, Chapter 19, Section 6-19-101(8) authorizes the City to “acquire or receive and hold, maintain, improve, sell, lease, mortgage, pledge, or otherwise dispose of property, real or person, and any estate or interest therein, within or without the city or state;” and

WHEREAS, the City intends to accept the property by deed as required by Tennessee Code Annotated, Section 66-24-103.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The City of Mt. Juliet approved and accepts the portion of property as described in Exhibit A.

Section 2. The owner of said property shall provide a deed to the City acceptable to the City Attorney for recording in the Wilson County Register of Deed’s Office.

Section 3. The Mayor is authorized to execute all necessary documents to accept and acquire said property.

This Resolution shall take effect after final passage.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

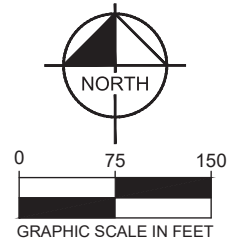
Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Map and Description of Property

LINE TABLE		
NO.	BEARING	LENGTH
L1	S08°56'55"W	2.82'
L2	S63°46'47"E	54.71'
L3	S63°51'54"E	27.18'
L4	S64°05'38"E	38.10'



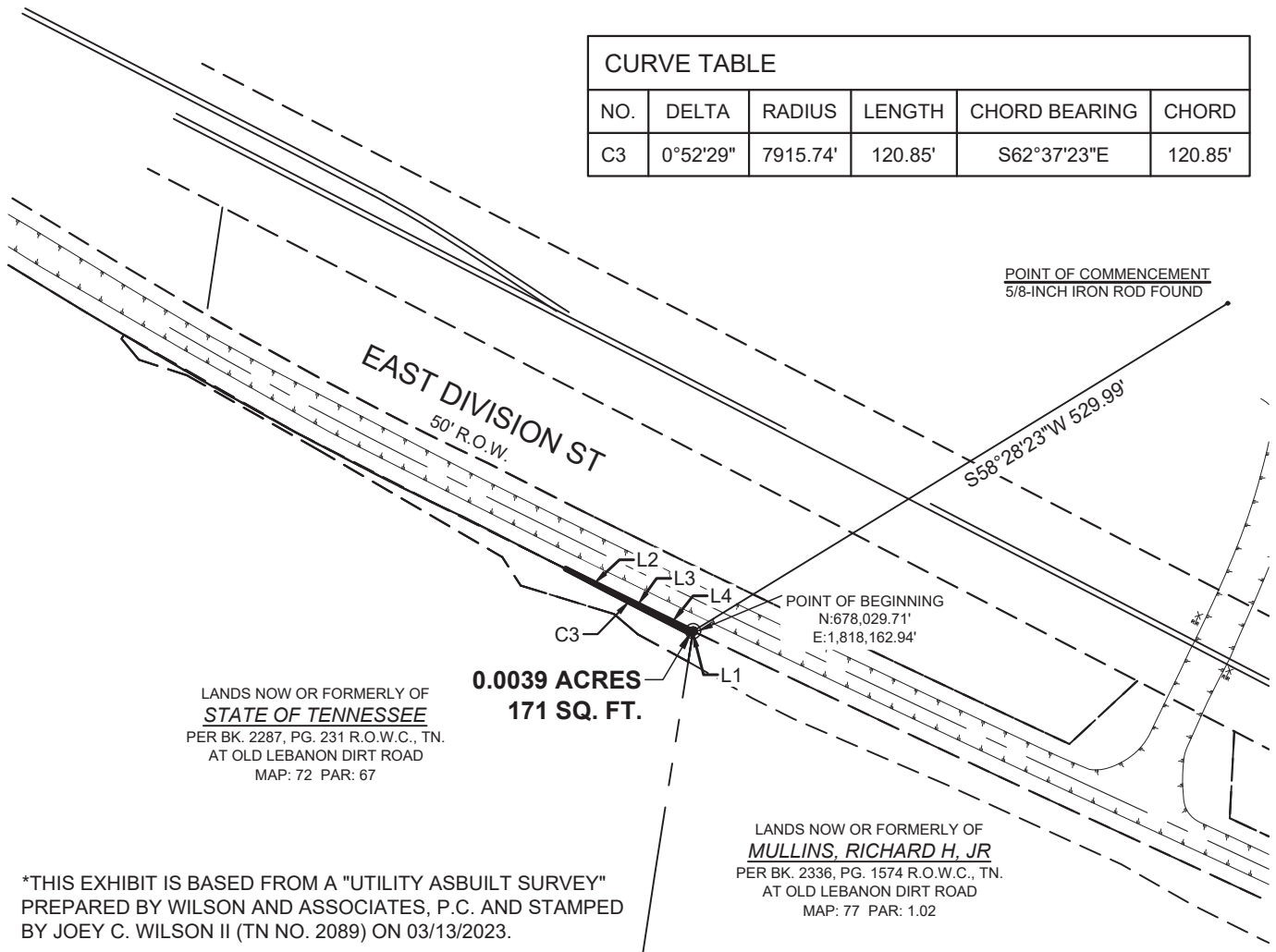
LEGEND

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

IRO = IRON ROD OLD

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	0°52'29"	7915.74'	120.85'	S62°37'23"E	120.85'



*THIS EXHIBIT IS BASED FROM A "UTILITY ASBUILT SURVEY"
PREPARED BY WILSON AND ASSOCIATES, P.C. AND STAMPED
BY JOEY C. WILSON II (TN NO. 2089) ON 03/13/2023.

Exhibit for Right of Way Acquisition
MAP: 72 PAR: 67.00
CITY OF MT. JULIET
WILSON COUNTY, TENNESSEE

SAM BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 2652
10 LEA AVE, SUITE 400
NASHVILLE, TENNESSEE 37210
PH. (615) 564-2701
Sam.Billingsley@kimley-horn.com

Kimley»Horn

Nashville, Tennessee 37210

Tel. No. (615) 564-2701
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KHA	SCB	1/2/2025	118223000	1 OF 2

LEGAL DESCRIPTION

EXHIBIT B - RIGHT OF WAY ACQUISITION

MAP & PARCEL: 072 0067.000

A TRACT OF LAND LYING IN THE 1ST CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SAME PROPERTY CONVEYED TO STATE OF TENNESSEE, DEED BOOK 2287, PAGE 231, IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE.

COMMENCING AT A 5/8" IRON ROD OLD (NO ID) AT THE SOUTHEASTERLY CORNER OF THE AERODESIGN, INC PROPERTY (MAP 72 PARCEL 64.01) THENCE **S 58°28'23" W** A DISTANCE OF **529.99** FEET TO THE **TRUE POINT OF BEGINNING** HAVING COORDINATES OF **N:678029.71, E:1818162.94;**

THENCE, **S 08°56'55" W** A DISTANCE OF **2.82** FEET;

THENCE, IN A NORTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7915.74 FEET, (CHORD: N 62°37'23" W 120.85 FEET), A CENTRAL ANGLE OF 00°52'29", AND AN ARC LENGTH OF 120.85 FEET;

THENCE, **S 63°46'47" E 54.71** FEET;

THENCE, **S 63°51'54" E 27.18** FEET;

THENCE, **S 64°05'38" E 38.10** FEET TO THE **POINT OF BEGINNING**. CONTAINING **171** SQUARE FEET OR **0.004** ACRES. AS SURVEYED BY KIMLEY-HORN, SAM BILLINGSLEY, LIC.#2652 IN DECEMBER 2024.

Legal Description for Right of Way
MAP: 72 PAR: 67.00
CITY OF MT. JULIET
WILSON COUNTY, TENNESSEE

SAM BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 2652
10 LEA AVE, SUITE 400
NASHVILLE, TENNESSEE 37210
PH. (615) 564-2701
Sam.Billingsley@kimley-horn.com

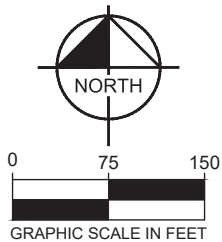
Kimley»Horn

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LEGEND

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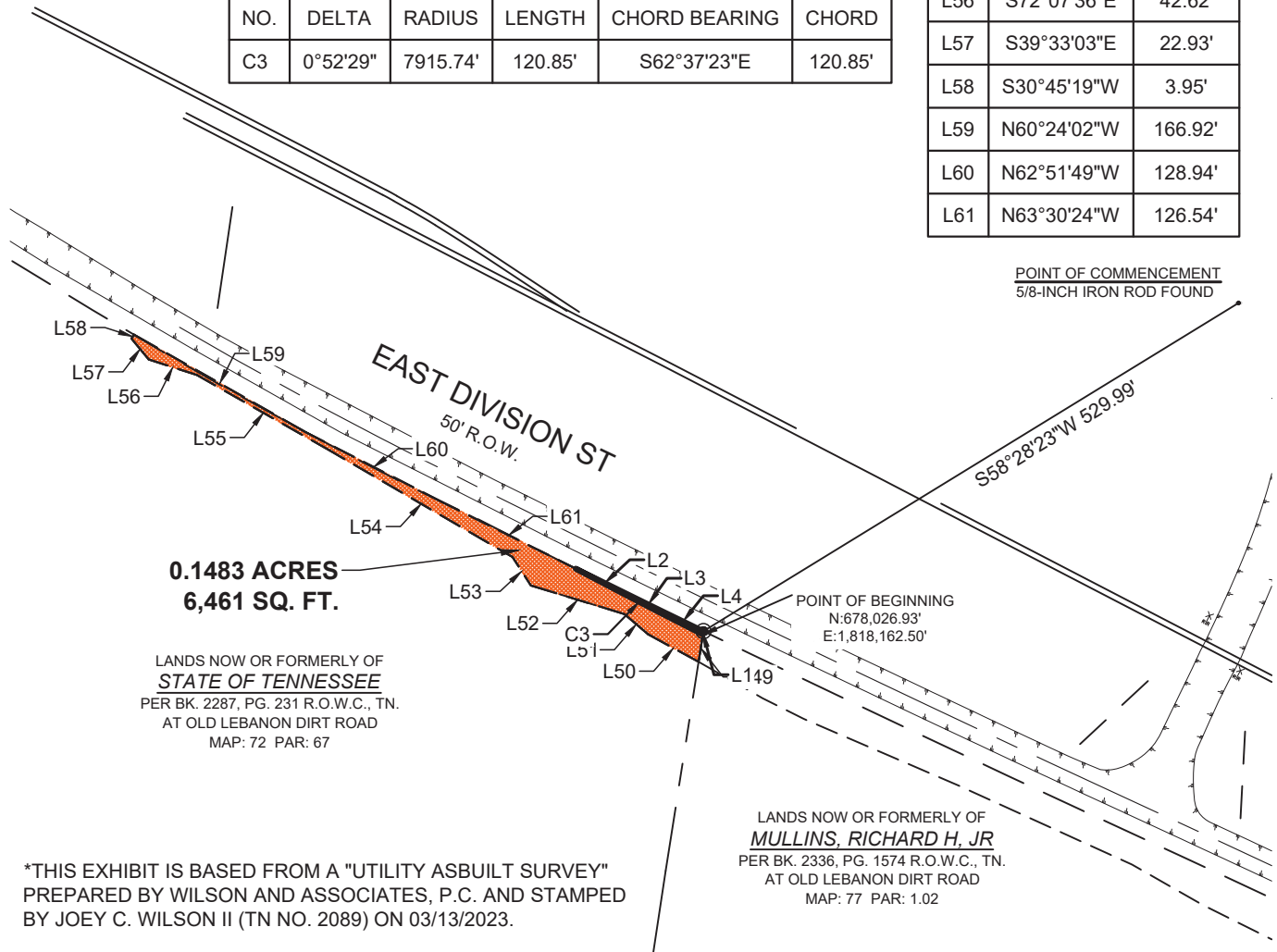
IRO = IRON ROD OLD

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	0°52'29"	7915.74'	120.85'	S62°37'23"E	120.85'

LINE TABLE

NO.	BEARING	LENGTH
L49	N08°56'55"E	23.37'
L50	S61°25'47"E	48.46'
L51	S49°33'57"E	26.41'
L52	S72°59'23"E	82.53'
L53	S32°55'14"E	28.67'
L54	S59°45'37"E	178.28'
L55	S60°23'54"E	129.37'
L56	S72°07'36"E	42.62'
L57	S39°33'03"E	22.93'
L58	S30°45'19"W	3.95'
L59	N60°24'02"W	166.92'
L60	N62°51'49"W	128.94'
L61	N63°30'24"W	126.54'



*THIS EXHIBIT IS BASED FROM A "UTILITY ASBUILT SURVEY"
PREPARED BY WILSON AND ASSOCIATES, P.C. AND STAMPED
BY JOEY C. WILSON II (TN NO. 2089) ON 03/13/2023.

Exhibit for Temporary Construction Easement
MAP: 72 PAR: 67.00
CITY OF MT. JULIET
WILSON COUNTY, TENNESSEE

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N/A	KHA	SCB	1/2/2025	118223000	1 OF 2

LEGAL DESCRIPTION

EXHIBIT A - TEMPORARY CONSTRUCTION EASEMENT

MAP & PARCEL: 072 0067.000

A TRACT OF LAND LYING IN THE 1ST CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE WITH A BEARING OF **S 08°56'55" W** A DISTANCE OF **2.82** FEET TO THE **TRUE POINT OF BEGINNING**;

BEGINNING AT A POINT HAVING A COORDINATES OF **N:678026.93 E:1818162.50**;

THENCE S 08°56'55" W 23.37 FEET;

THENCE N 61°25'47" W 48.46 FEET;

THENCE N 49°33'57" W 26.41 FEET;

THENCE N 72°59'23" W 82.53 FEET;

THENCE N 32°55'14" W 28.67 FEET;

THENCE N 59°45'37" W 178.28 FEET;

THENCE N 60°23'54" W 129.37 FEET;

THENCE N 72°07'36" W 42.62 FEET;

THENCE N 39°33'03" W 22.93 FEET;

THENCE N 30°45'19" E 3.95 FEET;

THENCE S 60°24'02" E 166.92 FEET;

THENCE S 62°51'49" E 128.94 FEET;

THENCE S 63°30'24" E 126.54 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7915.74 FEET, (*CHORD: S 62°37'23" E 120.85 FEET*), A CENTRAL ANGLE OF 00°52'29" AND AN ARC LENGTH OF 120.85 TO **THE POINT OF BEGINNING**. CONTAINING **6,461** SQUARE FEET OR **0.148** ACRES. AS SURVEYED BY KIMLEY-HORN, SAM BILLINGSLEY, LIC.#2652 IN DECEMBER 2024.

Legal Description for Temporary
Construction Easement
MAP: 72 PAR: 67.00
CITY OF MT. JULIET
WILSON COUNTY, TENNESSEE

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MAY, KEVIN 1/3/2025 1:01 PM V:\INSH_SURVEY\PROJECTS\11822300 (LYNNWOOD STATION)\CAD\118223000_LYNWOOD STATION_ROW ACQUISITION.DWG

EXHIBIT A