

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Meeting
Agenda
December 14, 2023
7:00 p.m.

1. Call to Order by the Mayor
2. Prayer by Community Pastor
3. Pledge by Aldermen
4. Roll Call
5. Adoption of the Agenda
6. Approval of the Minutes from the November 16th Study Session and Board of Mayor and Aldermen meeting.
7. Welcome Visitors
8. Proclamation
9. Public Comment
10. Public Hearings

- a. **Ordinance 23-19:** An ordinance deleting the Municipal Code Title 2, Chapter 3 Cemetery Board of Trustees.

11. Communication from Mayor, Aldermen, City Attorney, and City Administrator

12. Acknowledge Reports

- | | | |
|-----------------------|-----------------------|--------------------|
| A. General Government | E. Fire | I. Library |
| B. Finance | F. Public Services | J. Municipal Court |
| C. Human Resources | G. Planning & Codes | |
| D. Police | H. Parks & Recreation | |

13. Consideration of the Following Resolutions:

- a. **Resolution 23-15:** A resolution amending the Schedule of Permit and Development Fees for multiple departments.

14. Consideration of the Following Ordinances:

- a. **Ordinance 23-19:** An ordinance deleting the Municipal Code Title 2, Chapter 3 Cemetery Board of Trustees. *Second Reading.*
 - b. **Ordinance 23-20:** An ordinance amending the Municipal Code Title 8, Chapter 1 Intoxication Liquors Section 8-103 and Chapter 2 Beer Sections 8-207 and 8-208. *First Reading.*

15. Purchasing:

- a. To approve or reject the proposal from Regions Bank and allow City Administrator Gerald Herman to enter into an agreement for banking services. The Finance Director recommends approval.

- b. To approve or reject City Administrator Gerald Herman to enter into an agreement with Wold | HFR Design for design services of renovating Fire Station #1. The Fire Chief recommends approval.
- c. To approve or reject City Administrator Gerald Herman to sign task order #5 and #6 with Jacobs Engineering for additional engineering services for the Wastewater Treatment Expansion Project in the total amount of \$205,000. The Public Services Director recommends approval.
- d. To approve or reject City Administrator Gerald Herman to enter into an agreement with Kimley-Horn to update Land Development Regulations in the total amount of \$160,000. The Planning and Codes Director recommends approval.
- e. To approve or reject easements and right-of-way purchase agreements with multiple property owners for the Southern Force Main Phase 4 project in the total amount of \$140,000. The City Administrator recommends approval.

16. Other Business:

- a. To approve or reject the 2023 Board of Mayor and Aldermen meeting calendar.

17. Discussion Items:

- a. None

18. Other Information:

- a. 2024-2025 Budget Calendar

19. Adjournment:

December 11, 2023

MEMORANDUM

To: Board of Mayor and Aldermen

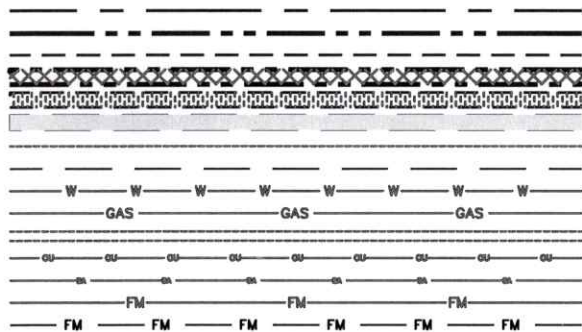
From: Gerald Herman, City Administrator

Re: Purchase Agreements for Easement and Right-of-ways for the Southern Force Main Project

The City Attorney's office has been in contact with and negotiating on behalf of the City with several property owners along the northside of Sage Road from Cardinal Drive to Hwy 31W for the Southern Force Main Phase 4 project. CSR Engineering designed and surveyed the properties for the new 20-inch line and future road widening. It has been determined that the properties in the chart below will need easements and/or right-of-way purchased. Three properties are over the \$25,000 threshold and require the Board of Mayor and Aldermen to approve. These properties are 214 Sage Road (Mr. Hampton) for \$75,000 total, 112 Sage Road (Mrs. Leftwich) for \$30,000 total, and 302 Sage Road (Mr. Mayfield) for \$35,000 total. The grand total for these three (3) purchase agreements will be \$140,000.

I would like to request your approval to accept these three (3) negotiated purchase agreements for the Southern Force Main Phase 4 project. If you have any questions or concerns, please do not hesitate to contact me at 672-4350, option 4.

Map/Parcel	Address	Owner	Interest Sought	Square Footage
106-198.00	112 Sage Road	Jerry Lynn Leftwich & Carolyn Faye Leftwich	Right of Way	1088.85
106-198.00	112 Sage Road	Jerry Lynn Leftwich & Carolyn Faye Leftwich	Easement	7579.1
106M-A-033.00	181 Cherry Lane	The Optima Trust	Right of Way	1717.26
106M-A-034.00	182 Cherry Lane	Melanie Forsythe	Right of Way	797.43
106M-A-034.00	182 Cherry Lane	Melanie Forsythe	Easement	1416.97
106-197.00	204 Sage Road	Samuel J. Keith & Donna G. Keith	Right of Way	3062.57
106-196.01	214 Sage Road	Brian Hampton	Right of Way	10425.77
106-195.00	218 Sage Road	Michael Mosley	Right of Way	2025.85
106-194.00	302 Sage Road	Dustin Shane Mayfield & Jessica E. Mayfield	Right of Way	3202.66
106-199.00	Highway 31W	The Optima Trust	Easement	1985.71



REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE
 ASSESSOR'S OFFICE OF ROBERTSON COUNTY, TENNESSEE

LEGEND:

- EXISTING RIGHT-OF-WAY / PROPERTY LINE
- PROPOSED RIGHT-OF-WAY / PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT-OF-WAY ACQUISITION AREA
- PROPOSED EASEMENT PROCUREMENT AREA
- PROPOSED PAVEMENT WIDENING AREA
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING WATERLINE
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- EXISTING OVERHEAD UTILITY LINE
- EXISTING SEWER LINE
- EXISTING FORCE MAIN SEWER LINE
- PROPOSED FORCE MAIN SEWER LINE
- R.O.R.C., TN
- A.O.R.C., TN
- EXISTING TELEPHONE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SEWER VALVE
- PROPOSED SEWER AIR / VACUUM RELEASE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
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- EXISTING MAILBOX
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BASIS OF BEARINGS:
 TENNESSEE STATE PLANE
 COORDINATE SYSTEM

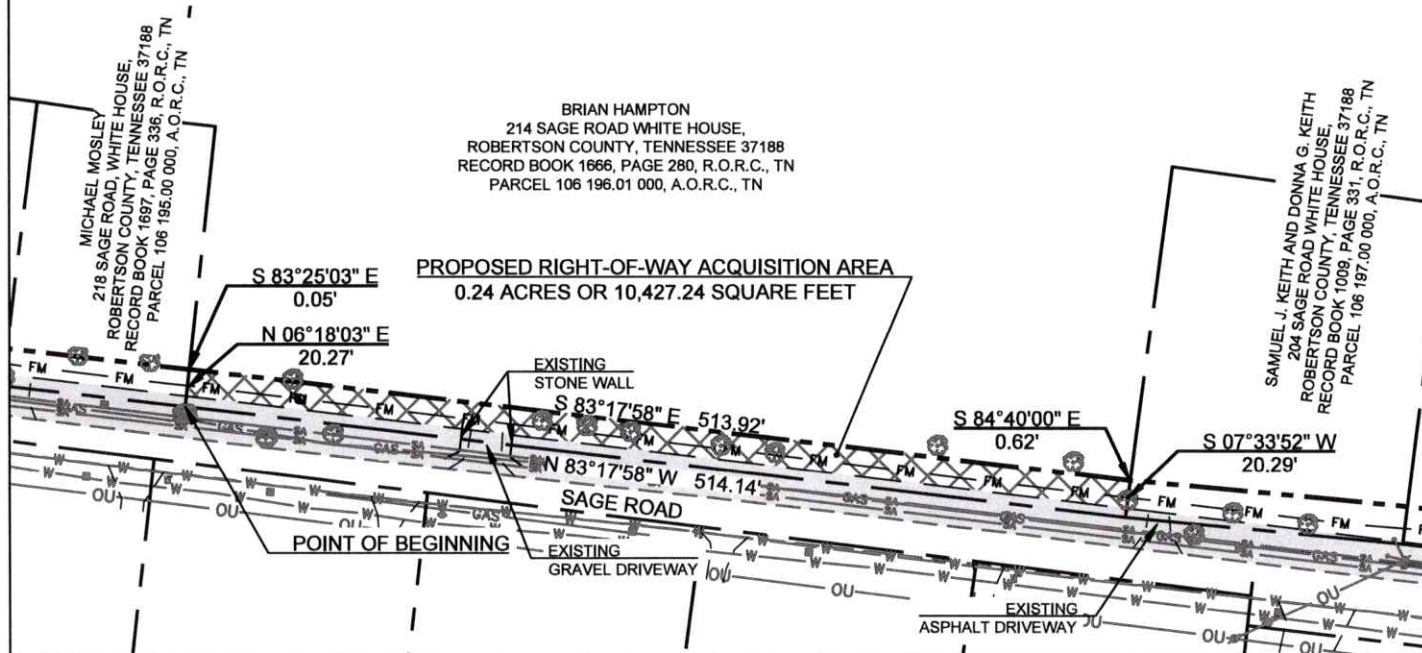


CSR
Engineering

CSR Engineering, Inc.
 2010 Hwy 49 E
 Pleasant View, TN 37146
 P: 615.212.2389
 F: 615.246.3815
 www.csrengineers.com



214 SAGE HAMPTON



NOTE:

THIS IS NOT A SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO
 DEPICT THE RIGHT-OF-WAY ACQUISITION
 AREA ONLY.
 THIS EXHIBIT WAS PREPARED UTILIZING
 DATA FROM DEEDS, PLATS, GIS AND
 INFORMATION PROVIDED BY OTHERS.

RIGHT-OF-WAY ACQUISITION EXHIBIT
 FOR CITY OF WHITE HOUSE
 RIGHT-OF-WAY ACROSS PROPERTY LOCATED IN
 CIVIL DISTRICT 11
 COUNTY COMMISSION DISTRICT 2,
 CITY COUNCIL WARD 2,
 214 SAGE ROAD, WHITE HOUSE,
 ROBERTSON COUNTY, TENNESSEE 37075
 FEBRUARY 08, 2023

February 08, 2023
CSR Project No. 21-905

**RIGHT-OF-WAY ACQUISITION AREA DESCRIPTION
FOR CITY OF WHITE HOUSE
PARENT TRACT PARCEL 106 196.01 000, A.O.R.C., TN
AND RECORD BOOK 1666, PAGE 280, R.O.R.C., TN
214 SAGE ROAD, WHITE HOUSE, ROBERTSON COUNTY, TENNESSEE 37188**

Christopher L. Clay, RLS
REGISTERED LAND SURVEYOR

TN RLS # 2614

DATE: 2-08, 20 23



This Right-Of-Way Acquisition Area being across a portion of a parcel of land, lying, being and situated in the 11th Civil District of Robertson County, Tennessee, the 2nd County Commission District of Robertson County, Tennessee and the 2nd City Council Ward of White House, Tennessee. Said Right-Of-Way Acquisition Area being across a portion of the same property conveyed unto Brian Hampton by deed as of record in Record Book 1666, Page 280, Register's Office of Robertson County, Tennessee. Said Right-Of-Way Acquisition Area being described as follows:

Beginning at a point located in the Northerly right-of-way of Sage Road, said point being the Southeast corner of the Michael Mosley property as of record in Record Book 1697, Page 336, R.O.R.C., TN, being the Southwest corner of the Brian Hampton property as of record in Record Book 1666, Page 280, R.O.R.C., TN, the parent tract on which the herein described Right-Of-Way Acquisition Area lies, and being the Southwest corner of the Right-Of-Way Acquisition Area herein described. Thence, leaving said Northerly right-of-way of Sage Road, with the Eastern boundary line of said Michael Mosley property and with the Western boundary line of said Brian Hampton property, the parent tract, North 06°18'03" East, 20.27 Feet to a point. Said point being the Northwest corner of the Right-Of-Way Acquisition Area herein described. Thence leaving said Eastern boundary line of the Michael Mosley property and said Western boundary line of the Brian Hampton property, the parent tract, and with a new line, South 83°25'03" East, 0.05 Feet to a point. Thence, South 83°17'58" East, 513.92 Feet to a point. Thence, South 84°40'00" East, 0.62 Feet to a point in the Western boundary line of the Samuel J. Keith and Donna G. Keith property as of record in Record Book 1009, Page 331, R.O.R.C., TN and in the Eastern boundary line of said Brian Hampton property, the parent tract. Said point being the Northeast corner of the Right-Of-Way Acquisition Area herein described. Thence, leaving said new line and with said Western boundary line of the Samuel J. Keith and Donna G. Keith property and said Eastern boundary line of the Brian Hampton property, the parent tract, South 07°33'52" West, 20.29 Feet to a point in said Northerly right-of-way of Sage Road. Said point being the Southwest corner of the said Samuel J. Keith and Donna G. Keith property, the Southeast corner of said Brian Hampton property, the parent tract, and the Southeast corner of the Right-Of-Way Acquisition Area herein described. Thence, leaving said Western boundary line of the Samuel J. Keith and Donna G. Keith property and said Eastern boundary line of the Brian Hampton property, the parent tract, and with said Northerly right-of-way of Sage Road, North 83°17'58" West, 514.14 Feet to the point of beginning. This Right-Of-Way Acquisition Area being found to containing 0.24 Acres or 10,427.24 Square Feet, more or less, according to a Right-Of-Way Acquisition Area Exhibit prepared by CSR Engineering and Christopher L. Clay, R.L.S., CSR Project Number 21-905, dated February 08, 2023.



LEGEND:

EXISTING RIGHT-OF-WAY / PROPERTY LINE
 PROPOSED RIGHT-OF-WAY / PROPERTY LINE
 PROPOSED EASEMENT LINE
 PROPOSED RIGHT-OF-WAY ACQUISITION AREA
 PROPOSED EASEMENT PROCUREMENT AREA
 PROPOSED PAVEMENT WIDENING AREA
 EXISTING EDGE OF PAVEMENT
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 EXISTING WATER METER
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 EXISTING TREE

BASIS OF BEARINGS:

TENNESSEE STATE PLANE
 COORDINATE SYSTEM



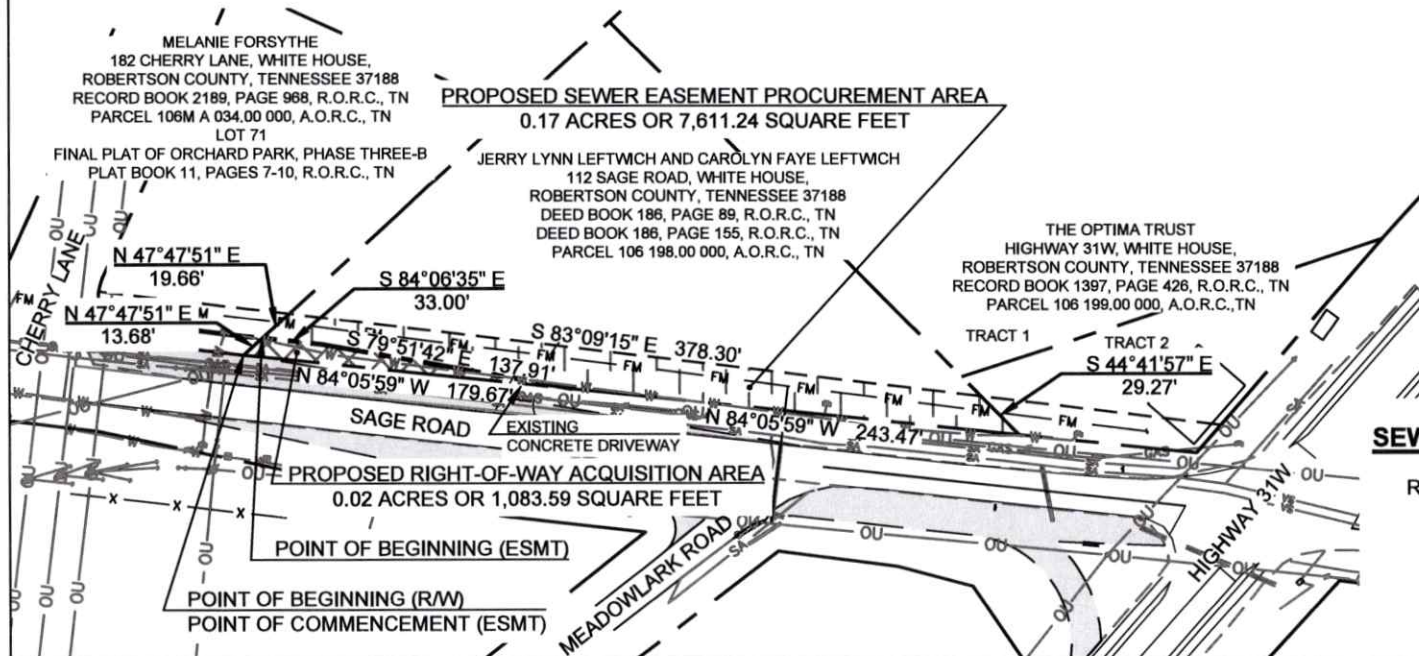
SCALE: 1"=100'

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**112 SAGE
 LEFTWHICH**



NOTE:

THIS IS NOT A SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO
 DEPICT THE RIGHT-OF-WAY ACQUISITION
 AREA AND SEWER EASEMENT
 PROCUREMENT AREA ONLY.
 THIS EXHIBIT WAS PREPARED UTILIZING
 DATA FROM DEEDS, PLATS, GIS AND
 INFORMATION PROVIDED BY OTHERS.

RIGHT-OF-WAY ACQUISITION & SEWER EASEMENT PROCUREMENT EXHIBIT

FOR CITY OF WHITE HOUSE
 RIGHT-OF-WAY ACROSS PROPERTY LOCATED IN
 CIVIL DISTRICT 11
 COUNTY COMMISSION DISTRICT 2,
 CITY COUNCIL WARD 2,
 112 SAGE ROAD, WHITE HOUSE,
 ROBERTSON COUNTY, TENNESSEE 37075
 FEBRUARY 09, 2023

February 09, 2023
CSR Project No. 21-905

**RIGHT-OF-WAY ACQUISITION AREA AND
SEWER EASEMENT PROCUREMENT AREA DESCRIPTION
FOR CITY OF WHITE HOUSE
PARENT TRACT PARCEL 106 198.00 000, A.O.R.C., TN,
DEED BOOK 186, PAGE 89, R.O.R.C., TN AND DEED BOOK 186, PAGE 155, R.O.R.C., TN
112 SAGE ROAD, WHITE HOUSE, ROBERTSON COUNTY, TENNESSEE 37188**

Christopher L. Clay, RLS
REGISTERED LAND SURVEYOR

TN RLS # 2614

DATE: 2-09, 20 23



This Right-Of-Way Acquisition Area and Sewer Easement Procurement Area being across a portion of a parcel of land, lying, being and situated in the 11th Civil District of Robertson County, Tennessee, the 2nd County Commission District of Robertson County, Tennessee and the 2nd City Council Ward of White House, Tennessee. Said Right-Of-Way Acquisition Area and Sewer Easement Procurement Area being across a portion of the same property conveyed unto Jerry Lynn Leftwich and Carolyn Faye Leftwich by deed as of record in Deed Book 186, Page 89, Register's Office of Robertson County, Tennessee and Deed Book 186, Page 155, Register's Office of Robertson County, Tennessee. Said Right-Of-Way Acquisition Area and Sewer Easement Procurement Area being described as follows:

Right-Of-Way Acquisition Area:

Beginning at a point located in the Northerly right-of-way of Sage Road, said point being the Southeast corner of the Melanie Forsythe property as of record in Record Book 2189, Page 968, R.O.R.C., TN, being Lot 71, Final Plat Of Orchard Park, Phase Three-B as of record in Plat Book 11, Pages 7-10, R.O.R.C., TN, being the Southwest corner of the Jerry Lynn Leftwich and Carolyn Faye Leftwich property as of record in Deed Book 186, Page 89, R.O.R.C., TN and Deed Book 186, Page 155, R.O.R.C., TN, the parent tract on which the herein described Right-Of-Way Acquisition Area lies, and being the Southwest corner of the Right-Of-Way Acquisition Area herein described. Thence, leaving said Northerly right-of-way of Sage Road and with the Eastern boundary line of said Melanie Forsythe property, being Lot 71, Final Plat Of Orchard Park, Phase Three-B and with the Western boundary line of said Jerry Lynn Leftwich and Carolyn Faye Leftwich property, the parent tract, North 47°47'51" East, 13.68 Feet to a point. Said point being the Northwest corner of the Right-Of-Way Acquisition Area herein described. Thence leaving said Eastern boundary line of the Melanie Forsythe property, being Lot 71, Final Plat Of Orchard Park, Phase Three-B and said Western boundary line of the Jerry Lynn Leftwich and Carolyn Faye Leftwich property, the parent tract, and with a new line, South 84°06'35" East, 33.00 Feet to a point. Thence, South 79°51'42" East, 137.91 Feet to a point in said Northerly right-of-way of Sage road. Said point being the Eastern most corner of the Right-Of-Way Acquisition Area herein described. Thence, leaving said new line and with said Northerly right-of-way of Sage Road, North 84°05'59" West, 179.67 Feet to the point of beginning. This Right-Of-Way Acquisition Area being found to containing 0.02 Acres or 1,083.59 Square Feet, more or less, according to a Right-Of-Way Acquisition Area & Sewer Easement Procurement Area Exhibit prepared by CSR Engineering and Christopher L. Clay, R.L.S., CSR Project Number 21-905, dated February 09, 2023.

Sewer Easement Procurement Area:

Commencing at a point located in the Northerly right-of-way of Sage Road, said point being the Southeast corner of the Melanie Forsythe property as of record in Record Book 2189, Page 968, R.O.R.C., TN, being Lot 71, Final Plat Of Orchard Park, Phase Three-B as of record in Plat Book 11, Pages 7-10, R.O.R.C., TN and being the Southwest corner of the Jerry Lynn Leftwich and Carolyn Faye Leftwich property as of record in Deed Book 186, Page 89, R.O.R.C., TN and Deed Book 186, Page 155, R.O.R.C., TN, the parent tract on which the herein described Sewer Easement Procurement Area lies. Thence, leaving said Northerly right-of-way of Sage Road and with the Eastern boundary line of said Melanie Forsythe property, being Lot 71, Final Plat Of Orchard Park, Phase Three-B and with the Western boundary line of said Jerry Lynn Leftwich and Carolyn Faye Leftwich property, the parent tract, North 47°47'51" East, 13.68 Feet to a point. Said point being the Point Of Beginning and the Southwest corner of the Sewer Easement Procurement Area herein described. Thence, North 47°47'51" East, 19.66 Feet to a point. Said point being the Northwest corner of the Sewer Easement Procurement Area herein described. Thence leaving said Eastern boundary line of the Melanie Forsythe property, being Lot 71, Final Plat Of Orchard Park, Phase Three-B and said Western boundary line of the Jerry Lynn Leftwich and Carolyn Faye Leftwich property, the parent tract, and with a new line, South 83°09'15" East, 378.30 Feet to a point in the Western boundary line of the The Optima Trust property as of record in Record Book 1397, Page 426, R.O.R.C., TN and the Eastern boundary line of said Jerry Lynn Leftwich and Carolyn Faye Leftwich property, the parent tract. Said pointy being the Northeast corner of the Sewer Easement Procurement Area herein described. Thence, leaving said new line and with said Western boundary line of the The Optima Trust property and said Eastern boundary line of said Jerry Lynn Leftwich and Carolyn Faye Leftwich property, the parent tract, South 44°41'57" East, 29.27 Feet to a point in said Northerly right-of-way of Sage road. Said point being the Southeast corner of the Sewer Easement Procurement Area herein described. Thence, leaving said Western boundary line of the The Optima Trust property and said Eastern boundary line of said Jerry Lynn Leftwich and Carolyn Faye Leftwich property, the parent tract, and with said Northerly right-of-way of Sage Road, North 84°05'59" West, 243.47 Feet to a point. Thence, leaving said Northerly right-of-way of Sage Road and with a new line, North 79°51'42" West, 137.91 Feet to a point. Thence, North 84°06'35" West, 33.00 Feet to the point of beginning. This Sewer Easement Procurement Area being found to containing 0.17 Acres or 7,611.24 Square Feet, more or less, according to a Right-Of-Way Acquisition Area & Sewer Easement Procurement Area Exhibit prepared by CSR Engineering and Christopher L. Clay, R.L.S., CSR Project Number 21-905, dated February 09, 2023.

LEGEND:

- EXISTING RIGHT-OF-WAY / PROPERTY LINE
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- PROPOSED FORCE MAIN SEWER LINE
- R.O.R.C., TN
- A.O.R.C., TN
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- EXISTING UTILITY POLE
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- EXISTING TREE

BASIS OF BEARINGS: TENNESSEE STATE PLANE COORDINATE SYSTEM



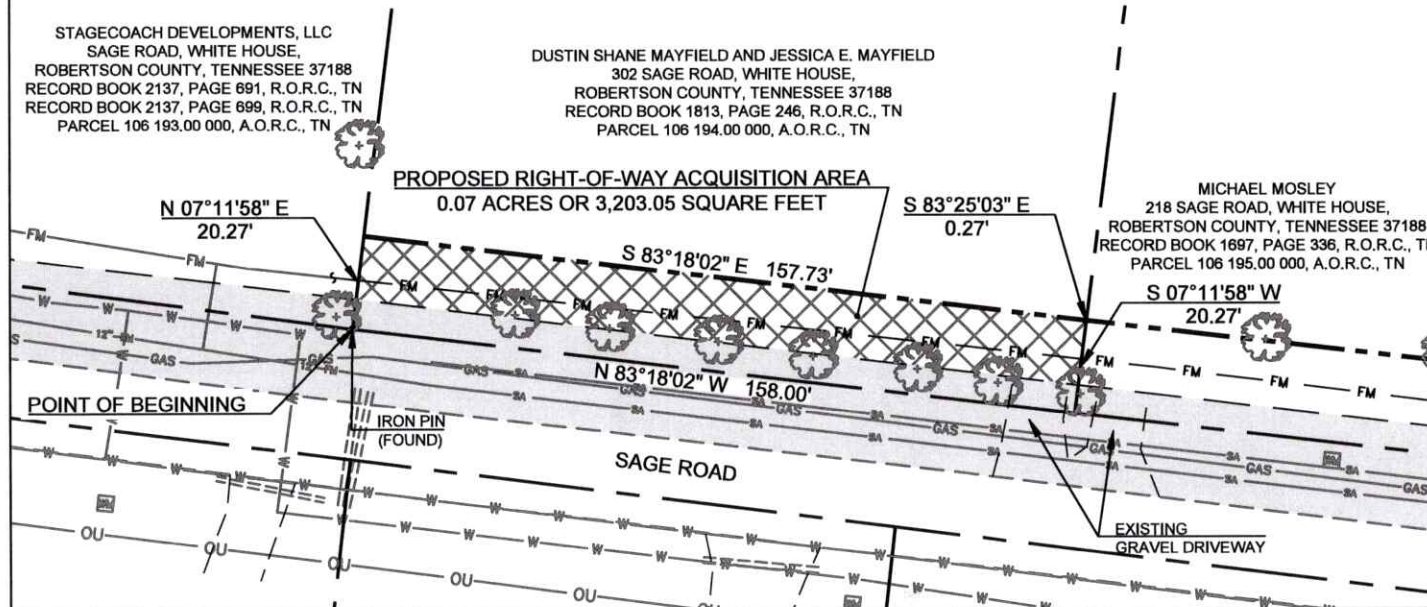
302 SAGE MAYFEILD



STAGECOACH DEVELOPMENTS, LLC
SAGE ROAD, WHITE HOUSE,
ROBERTSON COUNTY, TENNESSEE 37188
RECORD BOOK 2137, PAGE 691, R.O.R.C., TN
RECORD BOOK 2137, PAGE 699, R.O.R.C., TN
PARCEL 106 193.00 000, A.O.R.C., TN

DUSTIN SHANE MAYFIELD AND JESSICA E. MAYFIELD
302 SAGE ROAD, WHITE HOUSE,
ROBERTSON COUNTY, TENNESSEE 37188
RECORD BOOK 1813, PAGE 246, R.O.R.C., TN
PARCEL 106 194.00 000, A.O.R.C., TN

MICHAEL MOSLEY
218 SAGE ROAD, WHITE HOUSE,
ROBERTSON COUNTY, TENNESSEE 37188
RECORD BOOK 1697, PAGE 336, R.O.R.C., TN
PARCEL 106 195.00 000, A.O.R.C., TN



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RIGHT-OF-WAY ACQUISITION EXHIBIT

FOR CITY OF WHITE HOUSE
RIGHT-OF-WAY ACROSS PROPERTY LOCATED IN
CIVIL DISTRICT 11
COUNTY COMMISSION DISTRICT 2,
CITY COUNCIL WARD 2,
302 SAGE ROAD, WHITE HOUSE,
ROBERTSON COUNTY, TENNESSEE 37075
FEBRUARY 08, 2023

February 08, 2023
CSR Project No. 21-905

**RIGHT-OF-WAY ACQUISITION AREA DESCRIPTION
FOR CITY OF WHITE HOUSE
PARENT TRACT PARCEL 106 194.00 000, A.O.R.C., TN
AND RECOD BOOK 1813, PAGE 246, R.O.R.C., TN
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Christopher L. Clay, RLS
REGISTERED LAND SURVEYOR

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Beginning at an iron pin located in the Northerly right-of-way of Sage Road, said point being the Southeast corner of the Stagecoach Developments, LLC property as of record in Record Book 2137, Page 691 and Record Book 2137, Page 699, R.O.R.C., TN, being the Southwest corner of the Dustin Shane Mayfield and Jessica E. Mayfield property as of record in Record Book 1813, Page 246, R.O.R.C., TN, the parent tract on which the herein described Right-Of-Way Acquisition Area lies, and being the Southwest corner of the Right-Of-Way Acquisition Area herein described. Thence, leaving said Northerly right-of-way of Sage Road, with the Eastern boundary line of said Stagecoach Developments, LLC property and with the Western boundary line of said Dustin Shane Mayfield and Jessica E. Mayfield property, the parent tract, North 07°11'58" East, 20.27 Feet to a point. Said point being the Northwest corner of the Right-Of-Way Acquisition Area herein described. Thence leaving said Eastern boundary line of the Stagecoach Developments, LLC property and said Western boundary line of the Dustin Shane Mayfield and Jessica E. Mayfield property, the parent tract, and with a new line, South 83°18'02" East, 157.73 Feet to a point. Thence, South 83°25'03" East, 0.27 Feet to a point in the Western boundary line of the Michael Mosley property as of record in Record Book 1697, Page 336, R.O.R.C., TN and in a Eastern boundary line of said Dustin Shane Mayfield and Jessica E. Mayfield property, the parent tract. Said point being the Northeast corner of the Right-Of-Way Acquisition Area herein described. Thence, leaving said new line and with said Western boundary line of the Michael Mosley property and said Eastern boundary line of the Dustin Shane Mayfield and Jessica E. Mayfield property, the parent tract, South 07°11'58" West, 20.27 Feet to a point in said Northerly right-of-way of Sage Road. Said point being the Southwest corner of said Michael Mosley property, the Southeast corner of said Dustin Shane Mayfield and Jessica E. Mayfield property, the parent tract, and the Southeast corner of the Right-Of-Way Acquisition Area herein described. Thence, leaving said Western boundary line of the Michael Mosley property and said Eastern boundary line of the Dustin Shane Mayfield and Jessica E. Mayfield property, the parent tract, and with said Northerly right-of-way of Sage Road, North 83°18'02" West, 158.00 Feet to the point of beginning. This Right-Of-Way Acquisition Area being found to containing 0.07 Acres or 3,203.05 Square Feet, more or less, according to a Right-Of-Way Acquisition Area Exhibit prepared by CSR Engineering and Christopher L. Clay, R.L.S., CSR Project Number 21-905, dated February 08, 2023.