



# TOWN OF DOVER, TENNESSEE

PO Box 447, 625 Donelson Parkway, Dover, Tennessee 37058  
Office: (931) 232-5907/ Fax: (931) 232-9528

April 9th, 2024

## **Public Hearing Notice (Property Annexation by Owners Consent**

The Town of Dover has received a request from property owners to annex into the city limits. The property is located at 1596 Donelson Pkwy, State Route 76 (Highway 79), and is described as Map 085, Portion of Parcel 02.00., Public Hearing on the Proposed Annexation of Territory into the Town of Dover city limits by Owner Consent, and Approving annexation of property, Plan of Services for the Annexation of Tax Map 085 Parcel 02.00. and Zoning of property.

The resolution, Map of the territory proposed for annexation, the Plan of Services, and Zoning are available for public viewing at the Town of Dover City Hall, 625 Donelson Pkwy, Dover, TN 37058.

A public hearing will be held on Monday, May 13th, 2024, at 6:00 pm at City Hall in Dover, Tennessee. Should you have any questions regarding this annexation, please don't hesitate to contact me.

All meetings of the Board are open to the Public.

Lesla Fitzhugh., Mayor

PLANNED CONSTRUCTION SUBJECT TO  
 VERTICAL CURVATURE LINES  
 AND TO THE USE OF SUCH CURVES AS DETERMINED BY THE  
 FEDERAL SURVEYING & MAPPING AGENCY OF  
 THE LAND SURVEYING & MAPPING AGENCY

DEVELOPED BY CHARLES PARKS JR.  
 CHARLES PARKS PROPERTY SERVICES, L.P.  
 4635 DONELSON PARKWAY BOULEVARD, SUITE 200  
 NASHVILLE, TN 37220

LOCAL DISTRICT 17th SENATORIAL DISTRICT  
 PROPERTY ADDRESS 4635 DONELSON PARKWAY BOULEVARD, SUITE 200

RECORD REFERENCE: RECORD BOOK 311, PAGE 123, WEST-CENTRAL  
 PORTION OF PARCEL 310.00' OF MAP 83 BY THE  
 PROPERTY ADDRESS SENATORIAL COUNTY, TN

ISSUANCE DATE: 11th DAY OF APRIL 2010  
 DATE OF RECORDING: 17th DAY OF APRIL 2010

REASONS:

REASON (1): ALL SUBDIVISION LOTS ARE BEING OFFERED FOR SALE. THEREFORE,  
 THE SUBDIVISION MAP, RECORD AND EXISTING SURVEYS, SHALL REMAIN  
 IN FULL FORCE AND EFFECT.

REASON (2): ALL SUBDIVISION LOTS ARE BEING OFFERED FOR SALE. ALL LOTS ARE  
 BEING OFFERED FOR SALE BY THE OWNER OF ALL LOTS AND ARE BEING  
 OFFERED AS A SINGLE UNIT, FOR SINGLE PURPOSES.

REASON (3): THE LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
 ALL LOTS ARE BEING OFFERED AS A SINGLE UNIT, FOR SINGLE PURPOSES.

REASON (4): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (5): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (9): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (10): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (11): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (12): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (13): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (14): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (15): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
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REASON (16): ALL LOTS ARE BEING OFFERED WITH THE PLANNED ROAD RIGHT-OF-WAY.  
 ALL LOTS ARE BEING OFFERED AS A SINGLE UNIT, FOR SINGLE PURPOSES.



LOCATION MAP  
 NOT TO SCALE

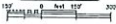
# FINAL PLAT CREEKSIDE COMMONS SUBDIVISION



DONELSON PARKWAY  
 STATE ROUTE 76 (HIGHWAY 79)  
 RIGHT-OF-WAY  
 TYPICAL 30 FT  
 PLANS INDICATED BY PLANS  
 172626-A AND 172626-B 1/24-4  
 ISSUED DATE 11/1/09

LOT AREAS		
LOT #	ACRES	SQUARE FEET
1	0.84	24,879
2	0.81	24,879
3	0.81	24,879
4	0.84	24,879
5	0.85	24,879
6	0.72	24,879
7	0.79	24,879
8	0.83	24,879
9	0.80	24,879
10	0.80	24,879
11	1.48	44,417

CURVE TABLE					
CHORD #	DELTA	RADIUS	TANGENT LENGTH	BEARING	CHORD
1	28.2721*	212.00'	81.87'	118.87'	N 118.87° W 118.27'
2	32.8228*	242.00'	79.42'	132.00'	N 132.00° W 123.12'
3	35.0000*	250.00'	76.60'	136.00'	N 136.00° W 126.00'
4	36.1907*	256.19'	73.85'	139.57'	N 139.57° W 128.21'
5	36.3939*	260.39'	71.17'	142.72'	N 142.72° W 130.00'
6	36.5088*	263.68'	68.54'	145.47'	N 145.47° W 131.47'
7	36.5355*	266.07'	65.95'	147.77'	N 147.77° W 132.67'
8	36.5739*	267.57'	63.40'	149.65'	N 149.65° W 133.57'
9	36.6240*	268.19'	60.89'	151.15'	N 151.15° W 134.15'
10	36.6858*	267.94'	58.43'	152.32'	N 152.32° W 134.45'
11	36.7592*	266.74'	56.01'	153.11'	N 153.11° W 134.45'



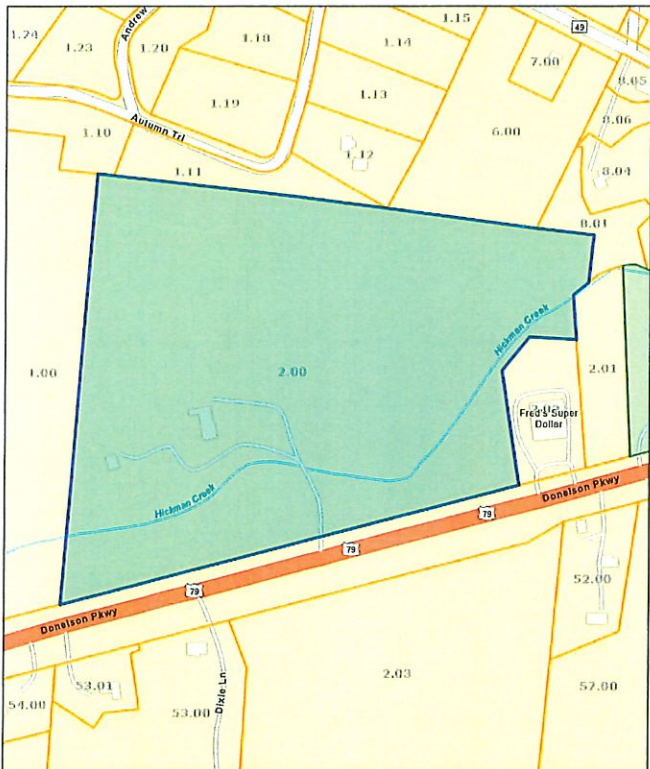
LEGEND:

--- (dashed line)	BOUNDARY
- - - (long dashed line)	ALIAS
- - - (short dashed line)	ADJACENT PROPERTY
- - - (dash-dot line)	ADJACENT PROPERTY
- - - (dash-dot-dot line)	ADJACENT PROPERTY
--- (solid line)	ADJACENT PROPERTY
--- (dotted line)	ADJACENT PROPERTY
--- (dash-dot-dot-dot line)	ADJACENT PROPERTY
--- (long-dash-short-dash)	ADJACENT PROPERTY
--- (short-dash-long-dash)	ADJACENT PROPERTY
--- (dash-dot-dot-dot-dot)	ADJACENT PROPERTY
--- (dotted-dot-dotted)	ADJACENT PROPERTY

NOTARIZATION	CERTIFICATE OF APPROVAL OF DEEDS	CERTIFICATE OF APPROVAL OF STREETS/ROADS	CERTIFICATE OF APPROVAL FOR RECORDS	CERTIFICATE OF OWNERSHIP & ENCUMBRANCE	CERTIFICATE OF ACCURACY
1. I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the foregoing plat and that I have executed the same in accordance with the law of the State of Tennessee.	1. I hereby certify that the property described in the foregoing plat is the property of the owner of the same and that I have executed the same in accordance with the law of the State of Tennessee.	1. I hereby certify that the streets/roads described in the foregoing plat are the property of the owner of the same and that I have executed the same in accordance with the law of the State of Tennessee.	1. I hereby certify that the property described in the foregoing plat is the property of the owner of the same and that I have executed the same in accordance with the law of the State of Tennessee.	1. I hereby certify that I am the owner of the property described in the foregoing plat and that I have executed the same in accordance with the law of the State of Tennessee.	1. I hereby certify that the plat is accurate and that I have executed the same in accordance with the law of the State of Tennessee.

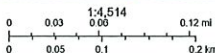


Stewart County - Parcel: 085 002.00



Date: April 17, 2024

County: Stewart  
 Owner: CREEKSIDE PROPERTY  
 Address: DONELSON PKWY 1596  
 Parcel Number: 085 002.00  
 Deeded Acreage: 43.18  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2021  
 Date of Vexcel Imagery: 2023



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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.