

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ACQUISITION OF 0.377 ACRES, MORE OR LESS, BY DONATION FROM PROPERTY OWNER, GUNBARREL PARTNERS, RELATIVE TO CONTRACT NO. E-12-008, GUNBARREL ROAD WIDENING, REGARDING THE PORTIONS OUTLINED BELOW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing the acquisition of 0.377 acres, more or less, by donation from property owner, Gunbarrel Partners, relative to Contract No. E-12-008, Gunbarrel Road Widening, regarding the portions outlined below:

Tract 2B, 2323 Gunbarrel Road, Tax Map No. 149H-G-016;
Tract 2C, 2327 Gunbarrel Road, Tax Map No. 149H-G-015;
Tract 2D, 2331 Gunbarrel Road, Tax Map No. 149H-G-014;
Tract 2E, 2335 Gunbarrel Road, Tax Map No. 149H-G-013;
Tract 2F, 7342 McCutcheon Road, Tax Map No. 149H-G-012;
Tract 14, 2511 Gunbarrel Road, Tax Map No. 149A-B-017; and
Tract 15, 2515 Gunbarrel Road, Tax Map No. 149A-B-017.02.

This confirms the approval of the Chattanooga-Hamilton County Regional Planning Commission on February 8, 2016, MR-2016-020.

ADOPTED: _____, 2016

/mem

City of Chattanooga



Resolution/Ordinance Request Form

Date Prepared: February 9, 2016

Preparer: Bertran Kuyrkendall

Department: Transportation

Brief Description of Purpose for Resolution/Ordinance: Res./Ord. # _____ Council District # 4

A resolution authorizing the acquisition of 0.377 acres, more or less, by donation from property owner Gunbarrel Partners, relative to contract

No. E-12-008, Gunbarrel Road Widening, being a portion of the following:

Tract 14, 2511 Gunbarrel Road, Tax Map No. 149A-B-017

Tract 15, 2515 Gunbarrel Road, Tax Map No. 149A-B-017.02

Tract 2F, 7342 McCutcheon Road, Tax Map 149H-G-012

Tract 2E, 2335 Gunbarrel Road, Tax Map No. 149H-G-013

Tract 2D, 2331 Gunbarrel Road, Tax Map No., 149H-G-014,

Tract 2C, 2327 Gunbarrel Road, Tax Map No. 149H-G-015

Tract 2B, 2323 Gunbarrel Road, Tax Map No., 149H-G-016

This confirming approval of the Chattanooga-Hamilton Regional Planning Commission on February 8, 2016, MR 2016-020.

Name of Vendor/Contractor/Grant, etc.	<u>Gunbarrel Partners</u>	New Contract/Project? (Yes or No)	<u>No</u>
Total project cost \$	<u>-</u>	Funds Budgeted? (YES or NO)	<u>Yes</u>
Total City of Chattanooga Portion \$	<u>-</u>	Provide Fund	<u>4022</u>
City Amount Funded \$	<u>-</u>	Provide Cost Center	<u>P20207</u>
New City Funding Required \$	<u>-</u>	Proposed Funding Source if not budgeted	_____
City's Match Percentage %	<u>-</u>	Grant Period (if applicable)	_____

List all other funding sources and amount for each contributor.

<u>Amount(s)</u>	<u>Grantor(s)</u>
_____	_____
_____	_____
_____	_____
_____	_____

Agency Grant Number _____

CFDA Number if known _____

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

Reviewed by: FINANCE OFFICE _____ Approved by: _____ DESIGNATED OFFICIAL/ADMINISTRATOR

Please submit completed form to @budget, City Attorney and City Finance Officer

Questions? Contact Finance Department . 423.757.5232

Brief Description of Purpose for Resolution/Ordinance:

A resolution authorizing the acquisition of 0.377 acres, more or less, by donation from property owner Gunbarrel Partners, relative to contract No. E-12-008, Gunbarrel Road Widening, being a portion of the following:

Tract 14, 2511 Gunbarrel Road, Tax Map No. 149A-B-017

Tract 15, 2515 Gunbarrel Road, Tax Map No. 149A-B-017.02

Tract 2F, 7342 McCutcheon Road, Tax Map 149H-G-012

Tract 2E, 2335 Gunbarrel Road, Tax Map No. 149H-G-013

Tract 2D, 2331 Gunbarrel Road, Tax Map No., 149H-G-014,

Tract 2C, 2327 Gunbarrel Road, Tax Map No. 149H-G-015

Tract 2B, 2323 Gunbarrel Road, Tax Map No., 149H-G-016

This confirming approval of the Chattanooga-Hamilton Regional Planning Commission on February 8, 2016, MR 2016-020.

ADDRESS OF OWNER OF
ENCUMBERED PROPERTY:
Gunbarrel Partners
801 Broad Street, Suite 200
Chattanooga, Tennessee 37402
(TAX MAP NO. 149A-B-017)

THIS INSTRUMENT PREPARED BY:
City of Chattanooga, Tennessee
Department of Transportation
Development Resource Center
1250 Market Street
Chattanooga, Tennessee 37402

TRACT # 14

RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gunbarrel Partners, (“Owner”), does hereby give, grant, bargain, sell, and convey unto the City of Chattanooga, Tennessee, a municipal corporation, its successors and assigns, a right-of-way for public street purposes over and across the property located in the City of Chattanooga, Hamilton County, Tennessee, and being designated as Hunnicutt Tax Map No. 149A-B-017, as shown by deed of record in Book 9670, Page 235, and being lot 1 of W E Bynum Properties Subdivision as recorded in plat book 35, page 65 in the office of the Register of Hamilton County, Tennessee (“Property”). Said right-of-way on the Property being more particularly described as follows:

BEGINNING AT A POINT on the existing western right-of-way line of Gunbarrel Road at the northeastern property line of Napier Associates, as recorded in book 9103, page 302 plat book 10, page 49 Tax Map No. 149A-B-016 in the office of the Register of Hamilton County, Tennessee; thence North 65 degrees, 24 minutes and 20 seconds West along said property line, a distance of 3.52 feet, more or less, to a point on the proposed

right-of-way line; thence North 22 degrees, 56 minutes and 57 seconds East along said proposed right-of-way line, a distance of 220.05 feet, more or less, to a point on the southeast property line to a point on the existing western right-of-way line of Gunbarrel Partners Tax Map Parcel No. 149A-B-017.02; thence South 65 degrees, 24 minutes and 20 seconds East along said southeast property line, a distance of 5.87 feet, more or less, to a point on the existing western right-of-way line of Gunbarrel Road; thence South 23 degrees, 33 minutes and 40 seconds West, along said existing right-of-way line a distance of 220.00 feet, more or less, to the **POINT OF BEGINNING**, containing 1032 square feet, or 0.024 acre, as shown on Drawing No E12008101-TRACT 14 attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City a temporary construction easement on the Property for the purpose of roadway construction and necessary related appurtenances, including a reasonable working area adjacent to the roadway, on, through, under, and across the portion of the Property being more particularly described as follows:

containing 1100 square feet, or 0.025 acre, as shown on Drawing No. E12008101-TRACT 14 attached and made a part of this document.

PERMANENT UTILITY AND PUBLIC USE EASEMENT

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Owner does hereby authorize the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, to enter upon the Property for the purposes of construction and maintenance of utilities and public use area on the area of the Property being more particularly described as follows:

A seven (7') feet deep buffer area adjacent to and following the western proposed right-of-way line of Gunbarrel Road, containing 1540 square feet, or 0.035 acre, as shown on Drawing No. E12008101-TRACT 14 attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City an easement on, through, under, and across the portion of the Property described above for said purposes.

The City, where and when required or necessary, will restore the Property and any and all shrubbery, fences, or walks, or other improvements, to as near as is feasible, to the same conditions as they were before the construction or installation contemplated by (i) the temporary construction easement granted with the Right-of-Way dedication or (ii) the Permanent Utility and Public Use Easement (collectively, the "Easements").

It is understood that the **MAINTENANCE RESPONSIBILITY** of all landscaping, mowing, and other aesthetic maintenance shall remain the sole responsibility of the property owner once the City has completed construction and the installation of the infrastructure contemplated by the Easements.

TO HAVE AND TO HOLD the above-described property as a right-of-way, permanent utility and public use easement and temporary construction easement for public street purposes unto the said City and its successors in title.

IN TESTIMONY WHEREOF, the grantors have hereunto set their signatures this the 17th day of March 2016.

Name 

Title CFO

Name _____

Title _____

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 17 day of March 2016, before me personally appeared Craig Taylor and _____ with whom I am personally acquainted, and who upon oath acknowledged themselves to be the CEO and _____, respectively, of Gunbarrel Partners, within named bargainor, a corporation, and that they as such CEO and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Craig Taylor and _____.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Kenda F Rowell

 NOTARY PUBLIC

My Commission Expires: 2-10-2018





LINE	BEARING	DISTANCE
L1	N65°24'20"W	3.52'
L2	N22°56'57"E	220.05'
L3	S65°24'20"E	5.87'
L4	S23°33'40"W	220.00'

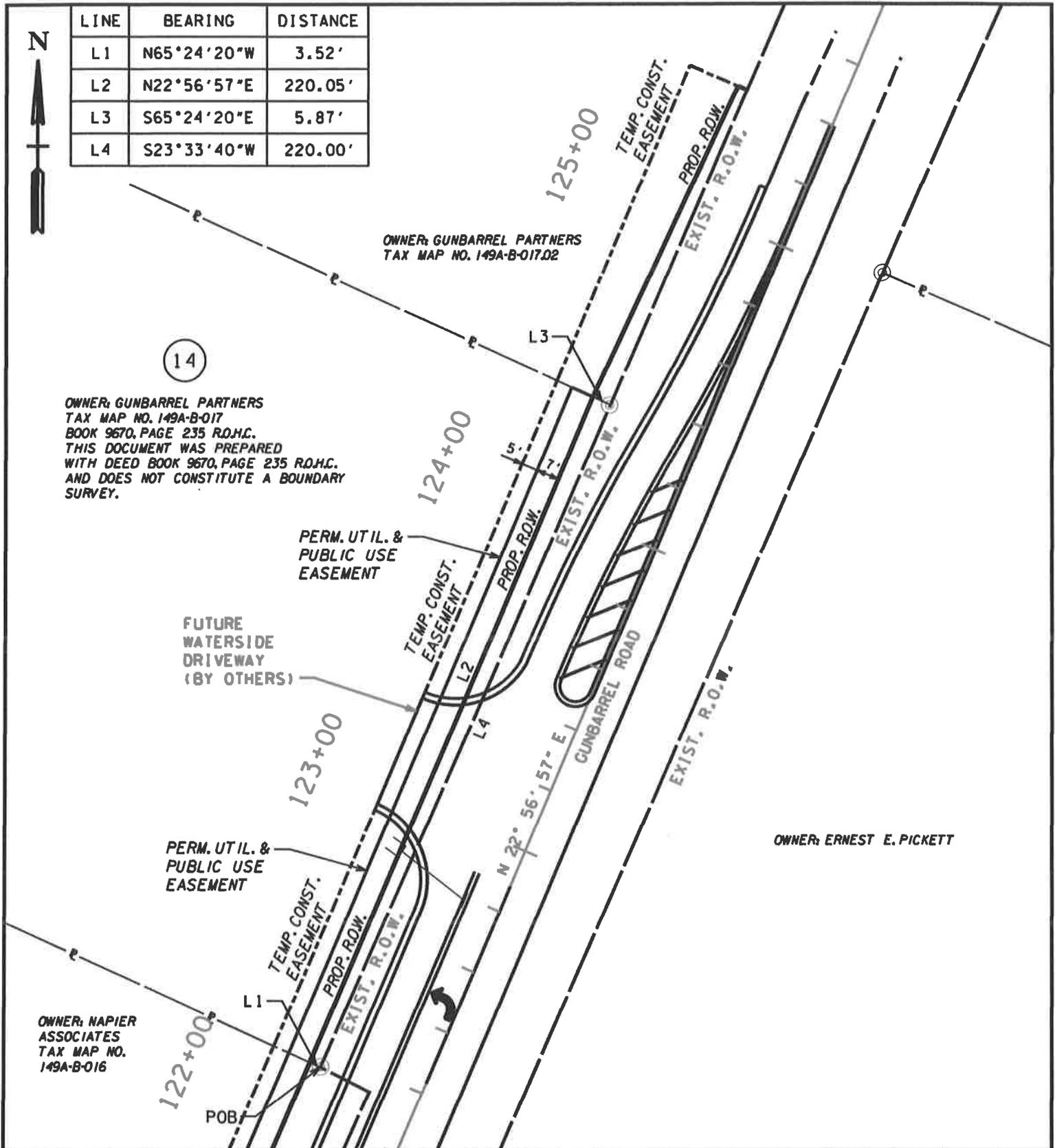
14

OWNER: GUNBARREL PARTNERS
 TAX MAP NO. 149A-B-017
 BOOK 9670, PAGE 235 R.O.W.C.
 THIS DOCUMENT WAS PREPARED
 WITH DEED BOOK 9670, PAGE 235 R.O.W.C.
 AND DOES NOT CONSTITUTE A BOUNDARY
 SURVEY.

OWNER: GUNBARREL PARTNERS
 TAX MAP NO. 149A-B-017.02

OWNER: ERNEST E. PICKETT

OWNER: NAPIER
 ASSOCIATES
 TAX MAP NO.
 149A-B-016



TRACT NO.	OWNERSHIP		BOOK	PAGE	RIGHT-OF-WAY REQUIRED	PERM. UTIL. & PUBLIC USE ESMT. REOD.	TEMP. CONST. ESMT. REOD.
	GUNBARREL PARTNERS						
14	TAX MAP # 149A-B-017		9670	235	1032 S.F. .024 ACRE	1540 S.F. .035 ACRE	1100 S.F. .025 ACRE

CITY OF CHATTANOOGA DEPT. OF TRANSPORTATION	SCALE: 1" = 40'	DATE: MARCH 8, 2016
	REVISION:	DWG. E1200810I-TRACT 14

ADDRESS OF OWNER OF
ENCUMBERED PROPERTY:
Gunbarrel Partners
801 Broad Street, Suite 200
Chattanooga, Tennessee 37402
(TAX MAP NO. 149A-B-017.02)

THIS INSTRUMENT PREPARED BY:
City of Chattanooga, Tennessee
Department of Transportation
Development Resource Center
1250 Market Street
Chattanooga, Tennessee 37402

TRACT # 15

RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gunbarrel Partners ("Owner") does hereby give, grant, bargain, sell, and convey unto the City of Chattanooga, Tennessee, a municipal corporation, its successors and assigns, a right-of-way for public street purposes over and across the property located in the City of Chattanooga, Hamilton County, Tennessee, and being designated as Hunnicutt Tax Map No. 149A-B-017.02, as shown by deed of record in Book 9670, Page 235, and being lot 2 of W E Bynum Properties Subdivision as recorded in plat book 35, page 65 in the office of the Register of Hamilton County, Tennessee (the "Property"). Said right-of-way on the Property being more particularly described as follows:

BEGINNING AT A POINT on the existing western right-of-way line of Gunbarrel Road at the northeastern property line of Gunbarrel Partners, as recorded in book 9670, page 235 plat book 10, page 49 Tax Map No. 149A-B-017 in the office of the Register of Hamilton County, Tennessee; thence North 65 degrees, 24 minutes and 20 seconds West along said property line, a distance of 5.87 feet, more or less, to a point on the proposed right-of-way line; thence along said right-of-way North 25 degrees, 08 minutes and 30 seconds East along said proposed right-of-way line, a distance of 104.57 feet, more or less, to a point; thence South 67 degrees, 03 minutes and 03 seconds East, a distance of 2.98 feet, more or less, along said right-of-way line to a point on the existing right-of-way line; thence South 23 degrees, 33 minutes and 40 seconds West, along said right-of-way line a distance of 104.67 feet, more or less, to the **POINT OF BEGINNING**, containing 463 square feet, or 0.011 acre, as shown on Drawing No E12008101-TRACT 15 attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City a temporary construction easement on the Property for the purpose of roadway construction and necessary related appurtenances, including a reasonable working area adjacent to the roadway, on, through, under, and across the portion of the Property being more particularly described as follows:

containing 1461 square feet, or 0.034 acre, as shown on Drawing No. E12008101-TRACT 15 attached and made a part of this document.

The City, where and when required or necessary, will restore the Property and any and all shrubbery, fences, walks or other improvements, to as near as is feasible, to the same conditions as they were before the construction or installation contemplated by the temporary construction easement granted with the Right-of-Way dedication (the "Easement").

It is understood that the **MAINTENANCE RESPONSIBILITY** of all landscaping, mowing, and other aesthetic maintenance shall remain the sole responsibility of Owner once the City has completed the construction and installation of the infrastructure contemplated by the Easement.

TO HAVE AND TO HOLD the above-described property as a right-of-way and temporary construction easement for public street purposes unto the said City and its successor in title.

[Signature Page(s) Attached]

IN TESTIMONY WHEREOF, the grantors have hereunto set their

signatures this the 17 day of March 2016.

Name [Signature]

Title Partner

Name _____

Title _____

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 17 day of March 2016, before me personally appeared Ken DeFoor and _____ with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Partner/Member and _____, respectively, of Gunbarrel Partners, within named bargainer, a corporation, and that they as such Ken DeFoor and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Partner/Member and _____.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2-10-2018





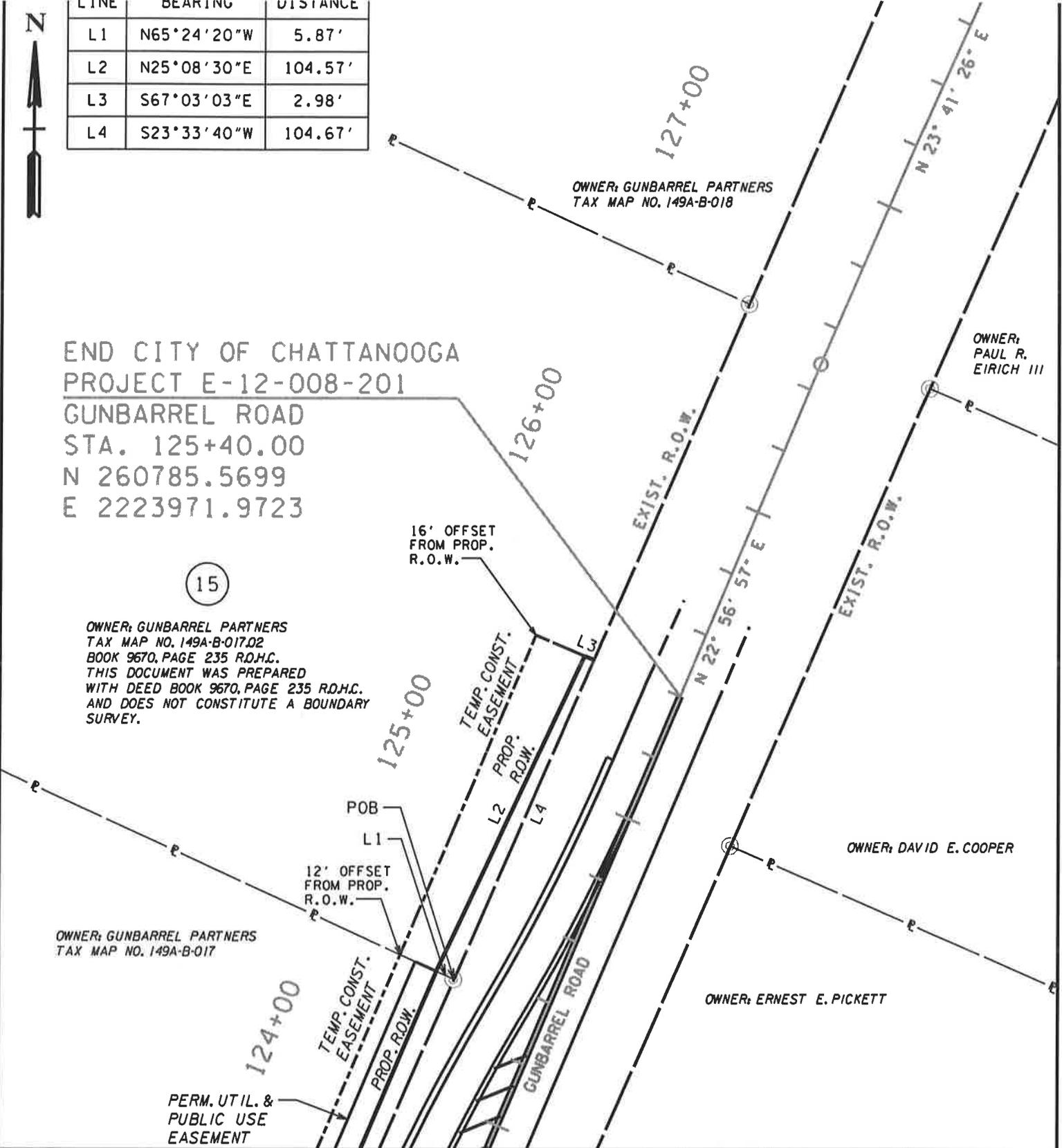
LINE	BEARING	DISTANCE
L1	N65°24'20"W	5.87'
L2	N25°08'30"E	104.57'
L3	S67°03'03"E	2.98'
L4	S23°33'40"W	104.67'

END CITY OF CHATTANOOGA
 PROJECT E-12-008-201
 GUNBARREL ROAD
 STA. 125+40.00
 N 260785.5699
 E 2223971.9723

(15)

OWNER: GUNBARREL PARTNERS
 TAX MAP NO. 149A-B-017.02
 BOOK 9670, PAGE 235 R.O.H.C.
 THIS DOCUMENT WAS PREPARED
 WITH DEED BOOK 9670, PAGE 235 R.O.H.C.
 AND DOES NOT CONSTITUTE A BOUNDARY
 SURVEY.

OWNER: GUNBARREL PARTNERS
 TAX MAP NO. 149A-B-017



TRACT NO.	OWNERSHIP		BOOK	PAGE	RIGHT-OF-WAY REQUIRED	TEMP. CONST. ESMT. REOD.
	GUNBARREL PARTNERS					
(15)	TAX MAP * 149A-B-017.02		9670	235	463 S.F. .011 ACRE	1461 S.F. .034 ACRE
CITY OF CHATTANOOGA DEPT. OF TRANSPORTATION		SCALE: 1" = 40'	DATE: MARCH 8, 2016			
		REVISION:	DWG. E12008101-TRACT 15			

ADDRESS OF OWNER OF
ENCUMBERED PROPERTY:
Gunbarrel Partners
801 Broad Street, Suite 200
Chattanooga, Tennessee 37402
(TAX MAP NO. 149H-G-012)

THIS INSTRUMENT PREPARED BY:
City of Chattanooga, Tennessee
Department of Transportation
Development Resource Center
1250 Market Street
Chattanooga, Tennessee 37402

TRACT # 2F

RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gunbarrel Partners ("Owner") does hereby give, grant, bargain, sell, and convey unto the City of Chattanooga, Tennessee, a municipal corporation, its successors and assigns, a right-of-way for public street purposes over and across the property located in the City of Chattanooga, Hamilton County, Tennessee, and being designated as Hunnicutt Tax Map No. 149H-G-012, as shown by deed of record in Book 9433, Page 409, and being lot A of Revised Plat, Waterside Subdivision, Lifestyle Center as recorded in plat book 89, page 28 in the office of the Register of Hamilton County, Tennessee (the "Property"). Said right-of-way on the Property being more particularly described as follows:

BEGINNING AT A POINT on the existing western right-of-way line of Gunbarrel Road at the northeastern property line of Gunbarrel Partners, as recorded in book 9433, page 409 plat book 20, page 73 Tax Map No. 149H-G-013 in the office of the Register of Hamilton County, Tennessee; thence North 66 degrees, 17 minutes and 48 seconds West along said property line, a distance of 7.74 feet, more or less, to a point on the proposed right-of-way line; thence North 23 degrees, 08 minutes and 09 seconds East along said proposed right-of-way line, a distance of 89.81 feet, more or less, to a point; thence North 23 degrees, 17 minutes and 49 seconds West, along the said right-of-way line a distance of 40.07 feet, more or less, to a point; thence along said right-of-way a curve to the right having a radius of 193.00 feet, a chord bearing and distance of North 38 degrees, 22 minutes and 17 seconds West, 129.88 feet, more or less, to a point; thence along said right-of-way a curve to the left having a radius of 147.50 feet, a chord bearing and distance of North 37 degrees, 08 minutes and 55 seconds West, 95.45 feet, more or less, to a point on the northeastern property line of Byron DeFoor as recorded in book 9663, page 366 plat book 20, page 73 Tax Map No. 149H-G-011; thence North 23 degrees, 28 minutes and 17 seconds East along said property line a distance of 5.26 feet, more or less, to a point on the existing southern right-of-way line of McCutcheon Road; thence South 66 degrees, 31 minutes and 51 seconds East along said existing right-of-way line, a distance of 94.39 feet, more or less, to a point on the proposed right-of-way line; thence along said proposed right-of-way a curve to the right having a radius of 192.50 feet, a chord bearing and distance of South 23 degrees, 42 minutes and 08 seconds East, 31.11 feet, more or less, to a point; thence along said right-of-way a curve to the left having a radius of 147.00 feet, a chord bearing and distance of South 38 degrees, 01 minutes and 25 seconds East, 97.24 feet, more or less, to a point; thence North 79 degrees, 16 minutes and 04 seconds East along said proposed right-of-way line, a distance of 28.58 feet, more or less, to a point; thence North 23 degrees, 08 minutes and 09 seconds East along said proposed right-of-way line, a distance of 46.88 feet, more or less, to a point on the existing southern right-of-way line of McCutcheon Road; thence along said existing right-of-way a curve to the right having a radius of 25.00 feet, a chord bearing and distance of South 3 degrees, 32 minutes and 16 seconds East, 23.01 feet, more or less, to a point on the existing western right-of-way line of Gunbarrel Road; thence South 23 degrees, 51 minutes and 31 seconds West along said right-of-way, a distance of 205.50 feet, more or less, to the **POINT OF BEGINNING**, containing 12025 square feet, or 0.276 acre, as shown on Drawing No. E12008101-TRACT 2F attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City a temporary construction easement on the Property for the purpose of roadway construction and necessary related appurtenances, including a reasonable working area adjacent to the roadway, on, through, under, and across the portion of the Property being more particularly described as follows:

containing 2748 square feet, or 0.063 acre, as shown on Drawing No. E12008101-TRACT 2F attached and made a part of this document.

PERMANENT UTILITY AND PUBLIC USE EASEMENT

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Owner does hereby authorize the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, to enter upon the Property for the purposes of construction and maintenance of utilities and public use on the area of the Property being more particularly described as follows:

A seven (7') feet deep buffer area adjacent to and following the western proposed right-of-way line of Gunbarrel Road, containing 1010 square feet, or 0.023 acre, as shown on Drawing No. E12008101-TRACT 2F attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City an easement on, through, under, and across the portion of the Property described above for said purposes.

The City, where and when required or necessary, will restore the Property and any and all shrubbery, fences, walks or other improvements, to as near as is feasible, to the same conditions as they were before the construction or installation contemplated by (i) the temporary construction easement granted with the Right-of-Way dedication or (ii) the Permanent Utility and Public Use Easement (collectively, the "Easements").

It is understood that the **MAINTENANCE RESPONSIBILITY** of all landscaping, mowing, and other aesthetic maintenance shall remain the sole responsibility of the property owner once

the City has completed the construction and installation of the infrastructure contemplated by the Easements.

TO HAVE AND TO HOLD the above-described property as a right-of-way, permanent utility, public use, and temporary construction easement for public street purposes unto the said City and its successors in title.

[Signature Page(s) Attached]

IN TESTIMONY WHEREOF, the grantors have hereunto set their

signatures this the 17 day of March 2016.

Name K. J. Ell

Title Pastor

Name _____

Title _____

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 17 day of March 2016, before me personally appeared Ken DeFoor and _____ with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Partner/Member and _____, respectively, of Granbarrel Partners, within named bargainor, a corporation, and that they as such Ken DeFoor and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Pastor/Member and _____.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Kenda F. Rowell

NOTARY PUBLIC

My Commission Expires: 2-10-2018





LINE	BEARING	DISTANCE
L1	N66°17'48"W	7.74'
L2	N23°08'09"E	89.81'
L3	N23°17'49"W	40.07'
L4	N23°28'17"E	5.26'
L5	S66°31'51"E	94.39'
L6	N79°16'04"E	28.58'
L7	N23°08'09"E	46.88'
L8	S23°51'31"W	205.50'

5' PAVING, SIDEWALK,
RIGHT-OF-WAY &
UTILITY EASEMENT TO
CITY OF CHATTANOOGA

OWNER: BYRON DEFOOR
TAX MAP NO. 149H-G-011

2F

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-012
BOOK 9433, PAGE 409 R.O.H.C.
THIS DOCUMENT WAS PREPARED
WITH DEED BOOK 9433, PAGE 409 R.O.H.C.
AND DOES NOT CONSTITUTE A BOUNDARY
SURVEY.

STA. 112+19.91
GUNBARREL ROAD =
STA. 40+00.00 RELOCATED
McCUTCHEON RD/
SUMMERTOWN COURT
N 259574.7191
E 2223446.6780
Δ = 90°00'00"/
Δ = 91°59'46" RT

OWNER: GUNBARREL
PARTNERS
TAX MAP NO. 149H-G-013

EXIST. 15' POWER
& COMMUNICATIONS
EASEMENT

PERM. UTIL. &
PUBLIC USE
EASEMENT

CURVE	RADIUS	DIRECTION	CHORD BEARING	CHORD DIST.
C1	193.00'	RIGHT	N38°22'17"W	129.88'
C2	147.50'	LEFT	N37°08'55"W	95.45'
C3	192.50'	RIGHT	S23°42'08"E	31.11'
C4	147.00'	LEFT	S38°01'25"E	97.24'
C5	25.00'	RIGHT	S03°32'16"E	23.01'

TRACT NO.	OWNERSHIP		BOOK	PAGE	RIGHT-OF-WAY REQUIRED	PERM. UTIL. & PUBLIC USE ESMT. REOD.	TEMP. CONST. ESMT. REOD.
	GUNBARREL PARTNERS						
2F	TAX MAP * 149H-G-012		9433	409	12025 S.F. .276 ACRE	1010 S.F. .023 ACRE	2748 S.F. .063 ACRE

CITY OF CHATTANOOGA
DEPT. OF TRANSPORTATION

SCALE: 1" = 40'
REVISION:

DATE: MARCH 8, 2016
DWG. E12008101-TRACT 2F

ADDRESS OF OWNER OF
ENCUMBERED PROPERTY:
Gunbarrel Partners
801 Broad Street, Suite 200
Chattanooga, Tennessee 37402
(TAX MAP NO. 149H-013)

THIS INSTRUMENT PREPARED BY:
City of Chattanooga, Tennessee
Department of Transportation
Development Resource Center
1250 Market Street
Chattanooga, Tennessee 37402

TRACT # 2E

RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gunbarrel Partners ("Owner") does hereby give, grant, bargain, sell, and convey unto the City of Chattanooga, Tennessee, a municipal corporation, its successors and assigns, a right-of-way for public street purposes over and across the property located in the City of Chattanooga, Hamilton County, Tennessee, and being designated as Hunnicutt Tax Map No. 149H-G-013, as shown by deed of record in Book 9433, Page 409, and being lot 24 of Timberland Subdivision as recorded in plat book 20, page 73 in the office of the Register of Hamilton County, Tennessee (the "Property"). Said right-of-way on the Property being more particularly described as follows:

BEGINNING AT A POINT on the existing western right-of-way line of Gunbarrel Road at the northeastern property line of Gunbarrel Partners, as recorded in book 9433, page 409 plat book 20, page 73 Tax Map No. 149H-G-014 in the office of the Register of Hamilton County, Tennessee; thence North 66 degrees, 20 minutes and 34 seconds West along said property line, a distance of 6.44 feet, more or less, to a point on the proposed right-of-way line; thence North 23 degrees, 08 minutes and 09 seconds East along said proposed right-of-way line, a distance of 103.00 feet, more or less, to a point on the southeastern property line of Gunbarrel Partners, Tax Map No. 149H-G-012; thence South 66 degrees, 17 minutes and 48 seconds East along said southeastern property line, a distance of 7.74 feet, more or less, to a point on the existing western right-of-way line of Gunbarrel Road; thence South 23 degrees, 51 minutes and 31 seconds West along said existing right-of-way line, a distance of 102.99 feet, more or less, to the **POINT OF BEGINNING**, containing 730 square feet, or 0.017 acre, as shown on Drawing No. E12008101-TRACT 2E attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City a temporary construction easement on the Property for the purpose of roadway construction and necessary related appurtenances, including a reasonable working area adjacent to the roadway, on, through, under, and across the portion of the Property being more particularly described as follows:

containing 515 square feet, or 0.012 acre, as shown on Drawing No. E12008101-TRACT 2E attached and made a part of this document.

PERMANENT UTILITY AND PUBLIC USE EASEMENT

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Owner does hereby authorize the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, to enter upon the Property for the purposes of construction and maintenance of utilities and public use on the area of the Property being more particularly described as follows:

A seven (7') feet deep buffer area adjacent to and following the western proposed right-of-way line of Gunbarrel Road, containing 721 square feet, or 0.017 acre, as shown on Drawing No. E12008101-TRACT 2E attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City an easement on, through, under, and across the portion of the Property described above for said purposes.

The City, where and when required or necessary, will restore the Property and any and all shrubbery, fences, walks or other improvements, to as near as is feasible, to the same conditions as they were before the construction or installation contemplated by (i) the temporary construction easement granted with the Right-of-Way dedication or (ii) the Permanent Utility and Public Use Easement (collectively, the "Easements").

It is understood that the **MAINTENANCE RESPONSIBILITY** of all landscaping, mowing, and other aesthetic maintenance shall remain the sole responsibility of the property owner once the City has completed the construction and installation of the infrastructure contemplated by the Easements.

TO HAVE AND TO HOLD the above-described property as a right-of-way, permanent utility, public use, and temporary construction easement for public street purposes unto the said City and its successors in title.

[Signature Page(s) Attached]

IN TESTIMONY WHEREOF, the grantors have hereunto set their

signatures this the 17 day of March 2016.

Name [Signature]

Title Partner

Name _____

Title _____

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 17 day of March 2016, before me personally appeared Ken DeFov and _____ with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Partner/Member and _____, respectively, of G26 barrel Partners, within named bargainor, a corporation, and that they as such Ken DeFov and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Partner/Member and _____.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

[Signature]

NOTARY PUBLIC

My Commission Expires: 2-10-2018





OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-012

111+00

EXIST. 15' POWER & COMMUNICATIONS EASEMENT

LINE	BEARING	DISTANCE
L1	N66°20'34"W	6.44'
L2	N23°08'09"E	103.00'
L3	S66°17'48"E	7.74'
L4	S23°51'31"W	102.99'

(2E)

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-013
BOOK 9433, PAGE 409 R.D.H.C.
THIS DOCUMENT WAS PREPARED
WITH DEED BOOK 9433, PAGE 409 R.D.H.C.
AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

110+00

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-014

PERM. UTIL. & PUBLIC USE ESMT.
PROP. ROW.
EXIST. R.O.W.

TEMP. CONST. EASEMENT

GUNBARREL ROAD
N 23° 08' 09" E

EXIST. R.O.W.
TEMP. CONST. EASEMENT



TRACT NO.

OWNERSHIP

BOOK	PAGE	RIGHT-OF-WAY REQUIRED	PERM. UTIL. & PUBLIC USE ESMT. REOD.	TEMP. CONST. ESMT. REOD.
9433	409	730 S.F. .017 ACRE	721 S.F. .017 ACRE	515 S.F. .012 ACRE

GUNBARREL PARTNERS

(2E)

TAX MAP * 149H-G-013

CITY OF CHATTANOOGA
DEPT. OF TRANSPORTATION

SCALE: 1"= 20'
REVISION:

DATE: MARCH 8, 2016

DWG. E12008101-TRACT 2E

ADDRESS OF OWNER OF
ENCUMBERED PROPERTY:
Gunbarrel Partners
801 Broad Street, Suite 200
Chattanooga, Tennessee 37402
(TAX MAP NO. 149H-G-014)

THIS INSTRUMENT PREPARED BY:
City of Chattanooga, Tennessee
Department of Transportation
Development Resource Center
1250 Market Street
Chattanooga, Tennessee 37402

TRACT # 2D

RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gunbarrel Partners ("Owner") does hereby give, grant, bargain, sell, and convey unto the City of Chattanooga, Tennessee, a municipal corporation, its successors and assigns, a right-of-way for public street purposes over and across the property located in the City of Chattanooga, Hamilton County, Tennessee, and being designated as Hunnicutt Tax Map No. 149H-G-014, as shown by deed of record in Book 9433, Page 409, and being lot 25 of Timberland Subdivision as recorded in plat book 20, page 73 in the office of the Register of Hamilton County, Tennessee (the "Property"). Said right-of-way on the Property being more particularly described as follows:

BEGINNING AT A POINT on the existing western right-of-way line of Gunbarrel Road at the northeastern property line of Gunbarrel Partners, as recorded in book 9433, page 409 plat book 20, page 73 Tax Map No. 149H-G-015 in the office of the Register of Hamilton County, Tennessee; thence North 66 degrees, 20 minutes and 34 seconds West along said property line, a distance of 5.14 feet, more or less, to a point on the proposed right-of-way line; thence North 23 degrees, 08 minutes and 09 seconds East along said right-of-way line, a distance of 103.00 feet, more or less, to a point on the southeastern property line of Gunbarrel Partners, Tax Map No. 149H-G-013; thence South 66 degrees, 20 minutes and 34 seconds East along said property line, a distance of 6.44 feet, more or less, to a point; thence on the existing western right-of-way line of Gunbarrel Road, South 23 degrees, 51 minutes and 31 seconds West along said existing right-of-line, a distance of 103.00 feet, more or less, to the **POINT OF BEGINNING**, containing 596 square feet, or 0.014 acre, as shown on Drawing No. E12008101-TRACT 2D attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City a temporary construction easement on the Property for the purpose of roadway construction and necessary related appurtenances, including a reasonable working area adjacent to the roadway, on, through, under, and across the portion of the Property being more particularly described as follows:

containing 515 square feet, or 0.012 acre, as shown on Drawing No. E12008101-TRACT 2D attached and made a part of this document.

PERMANENT UTILITY AND PUBLIC USE EASEMENT

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Owner does hereby authorize the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, to enter upon the Property for the purposes of construction and maintenance of utilities and public use on the area of the Property being more particularly described as follows:

A seven (7') feet deep buffer area adjacent to and following the western proposed right-of-way line of Gunbarrel Road, containing 721 square feet, or 0.017 acre, as shown on Drawing No. E12008101-TRACT 2D attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City an easement on, through, under, and across the portion of the Property described above for said purposes.

The City, where and when required or necessary, will restore the Property and any and all shrubbery, fences, walks or other improvements, to as near as is feasible, to the same conditions as they were before the construction or installation contemplated by (i) the temporary construction easement granted with the Right-of-Way dedication or (ii) the Permanent Utility and Public Use Easement (collectively, the "Easements").

It is understood that the **MAINTENANCE RESPONSIBILITY** of all landscaping, mowing, and other aesthetic maintenance shall remain the sole responsibility of the property owner once the City has completed the construction and installation of the infrastructure contemplated by the Easements.

TO HAVE AND TO HOLD the above-described property as a right-of-way, permanent utility, public use, and temporary construction easement for public street purposes unto the said City and its successors in title.

[Signature Page(s) attached]

IN TESTIMONY WHEREOF, the grantors have hereunto set their

signatures this the 17 day of March 2016.

Name K. DeFoor

Title Partner

Name _____

Title _____

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 17 day of March 2016, before me personally appeared Partner / Ken DeFoor and _____ with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Partner and _____, respectively, of Gunbarrel Partners, within named bargainor, a corporation, and that they as such Ken DeFoor and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Partner and _____.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Kenda F. Rowell

NOTARY PUBLIC

My Commission Expires: 2-10-2018





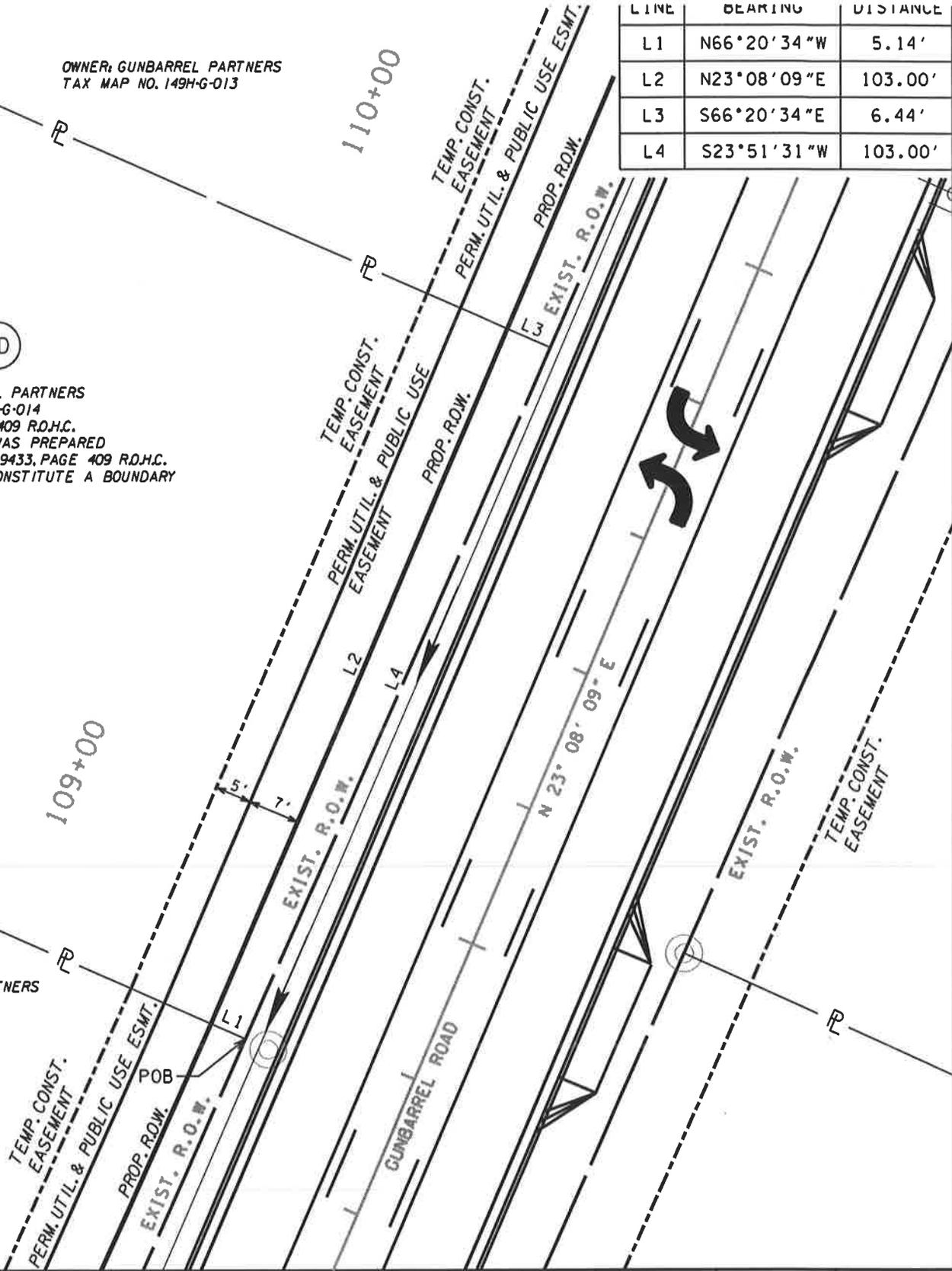
OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-013

(2D)

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-014
BOOK 9433, PAGE 409 R.D.H.C.
THIS DOCUMENT WAS PREPARED
WITH DEED BOOK 9433, PAGE 409 R.D.H.C.
AND DOES NOT CONSTITUTE A BOUNDARY
SURVEY.

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-015

LINE	BEARING	DISTANCE
L1	N66°20'34"W	5.14'
L2	N23°08'09"E	103.00'
L3	S66°20'34"E	6.44'
L4	S23°51'31"W	103.00'



TRACT NO.	OWNERSHIP				BOOK	PAGE	RIGHT-OF-WAY REQUIRED	PERM. UTIL. & PUBLIC USE ESMT. REOD.	TEMP. CONST. ESMT. REOD.
	GUNBARREL PARTNERS								
(2D)	TAX MAP # 149H-G-014				9433	409	596 S.F. .014 ACRE	721 S.F. .017 ACRE	515 S.F. .012 ACRE

CITY OF CHATTANOOGA DEPT. OF TRANSPORTATION	SCALE: 1" = 20'	DATE: MARCH 8, 2016
	REVISION:	DWG. E12008101-TRACT 2D

ADDRESS OF OWNER OF
ENCUMBERED PROPERTY:
Gunbarrel Partners
801 Broad Street, Suite 200
Chattanooga, Tennessee 37402
(TAX MAP NO. 149H-G-015)

THIS INSTRUMENT PREPARED BY:
City of Chattanooga, Tennessee
Department of Transportation
Development Resource Center
1250 Market Street
Chattanooga, Tennessee 37402

TRACT # 2C

RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gunbarrel Partners ("Owner") does hereby give, grant, bargain, sell, and convey unto the City of Chattanooga, Tennessee, a municipal corporation, its successors and assigns, a right-of-way for public street purposes over and across the property located in the City of Chattanooga, Hamilton County, Tennessee, and being designated as Hunnicutt Tax Map No. 149H-G-015, as shown by deed of record in Book 9433, Page 409, and being lot 26 of Timberland Subdivision as recorded in plat book 20, page 73 in the office of the Register of Hamilton County, Tennessee (the "Property"). Said right-of-way on the Property being more particularly described as follows:

BEGINNING AT A POINT on the existing western right-of-way line of Gunbarrel Road at the northeastern property line of Gunbarrel Partners, as recorded in book 9433, page 409 plat book 20, page 73 Tax Map No. 149H-G-016 in the office of the Register of Hamilton County, Tennessee; thence North 66 degrees, 20 minutes and 34 seconds West along said property line, a distance of 5.38' feet, more or less, to a point on the proposed right-of-way line; thence North 23 degrees, 59 minutes and 36 seconds East along said proposed right-of-way line, a distance of 103.00 feet, more or less, to a point on the southeastern property line of Gunbarrel Partners, Tax Map No. 149H-G-014; thence along said southeastern property line South 66 degrees, 20 minutes and 34 seconds East, a distance of 5.14 feet, more or less, to a point on the existing right-of-way of Gunbarrel Road; thence along existing right-of-way line South 23 degrees, 51 minutes and 31 seconds West, a distance of 103.00 feet, more or less, to the **POINT OF BEGINNING**, containing 542 square feet, or 0.012 acre, as shown on Drawing No. E12008101-TRACT 2C attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City a temporary construction easement on the Property for the purpose of roadway construction and necessary related appurtenances, including a reasonable working area adjacent to the roadway, on, through, under, and across the portion of the Property being more particularly described as follows:

containing 515 square feet, or 0.012 acre, as shown on Drawing No. E12008101-TRACT 2C attached and made a part of this document.

PERMANENT UTILITY AND PUBLIC USE EASEMENT

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Owner does hereby authorize the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, to enter upon the Property for the purposes of construction and maintenance of utilities and public use on the area of the Property being more particularly described as follows:

A seven (7') feet deep buffer area adjacent to and following the western proposed right-of-way line of Gunbarrel Road, containing 721 square feet, or 0.017 acre, as shown on Drawing No. E12008101-TRACT 2C attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City an easement on, through, under, and across the portion of the Property described above for said purposes.

The City, where and when required or necessary, will restore the Property and any and all shrubbery, fences, walks or other improvements, to as near as is feasible, to the same conditions as they were before the construction or installation contemplated by (i) the temporary construction easement granted with the Right-of-Way dedication or (ii) the Permanent Utility and Public Use Easement (collectively, the "Easements").

It is understood that the **MAINTENANCE RESPONSIBILITY** of all landscaping, mowing, and other aesthetic maintenance shall remain the sole responsibility of the property owner once the City has completed the construction and installation of the infrastructure contemplated by the Easements.

TO HAVE AND TO HOLD the above-described property as a right-of-way, permanent utility, public use, and temporary construction easement for public street purposes unto the said City and its successors in title.

[Signature Page(s) attached]

IN TESTIMONY WHEREOF, the grantors have hereunto set their

signatures this the 17 day of March 2016.

Name K Field

Title Partner

Name _____

Title _____

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 17 day of March 2016, before me personally appeared Ken DeFoor and _____ with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Partner and _____, respectively, of Gunbarrel Partners, within named bargainor, a corporation, and that they as such Ken DeFoor and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Partner and _____.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Kenda F Rowell

NOTARY PUBLIC

My Commission Expires: 2-10-2018





OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-014

2C

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-015
BOOK 9433, PAGE 409 R.O.H.C.
THIS DOCUMENT WAS PREPARED
WITH DEED BOOK 9433, PAGE 409 R.O.H.C.
AND DOES NOT CONSTITUTE A BOUNDARY
SURVEY.

EXIST. 15' DRAINAGE EASEMENT

108+00

109+00

LINE	BEARING	DISTANCE
L1	N66°20'34"W	5.38'
L2	N23°59'36"E	103.00'
L3	S66°20'34"E	5.14'
L4	S23°51'31"W	103.00'

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-016

PROP. R.O.W.

TEMP. CONST. EASEMENT

PERM. UTIL. & PUBLIC USE EASEMENT

EXIST. R.O.W.

ST

GUNBARREL ROAD

EXIST. R.O.W.

TEMP. CONST. EASEMENT

N 23° 08' 09" E

TRACT NO.

OWNERSHIP

BOOK

PAGE

RIGHT-OF-WAY REQUIRED

PERM. UTIL. & PUBLIC USE ESMT. REOD.

TEMP. CONST. ESMT. REOD.

2C

GUNBARREL PARTNERS

9433

409

542 S.F.
.012 ACRE

721 S.F.
.017 ACRE

515 S.F.
.012 ACRE

TAX MAP # 149H-G-015

CITY OF CHATTANOOGA
DEPT. OF TRANSPORTATION

SCALE: 1" = 20'

REVISION:

DATE: MARCH 8, 2016

DWG. E12008101-TRACT 2C

ADDRESS OF OWNER OF
ENCUMBERED PROPERTY:
Gunbarrel Partners
801 Broad Street, Suite 200
Chattanooga, Tennessee 37402
(TAX MAP NO. 149H-G-016)

THIS INSTRUMENT PREPARED BY:
City of Chattanooga, Tennessee
Department of Transportation
Development Resource Center
1250 Market Street
Chattanooga, Tennessee 37402

TRACT # 2B

RIGHT-OF-WAY

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gunbarrel Partners ("Owner") does hereby give, grant, bargain, sell, and convey unto the City of Chattanooga, Tennessee, a municipal corporation, its successors and assigns, a right-of-way for public street purposes over and across the property located in the City of Chattanooga, Hamilton County, Tennessee, and being designated as Hunnicutt Tax Map No. 149H-G-016, as shown by deed of record in Book 9433, Page 409, and being lot 27 of Timberland Subdivision as recorded in plat book 20, page 73 in the office of the Register of Hamilton County, Tennessee (the "Property"). Said right-of-way on the Property being more particularly described as follows:

BEGINNING AT A POINT on the existing western right-of-way line of Gunbarrel Road at the southeastern property corner of Gunbarrel Partners, as recorded in book 9433, page 409 plat book 20, page 73 Tax Map No. 149H-G-016 in the office of the Register of Hamilton County, Tennessee; thence North 66 degrees, 20 minutes and 34 seconds West along the said property/existing right-of-way line, a distance of 13.70 feet, more or less, to a point on the proposed right-of-way line; thence North 28 degrees, 28 minutes and 25 seconds East along said proposed right-of-way line, a distance of 103.36 feet, more or less, to a point on the southeastern property line of Gunbarrel Partners, Tax Map No. 149H-G-015; thence South 66 degrees, 20 minutes and 34 seconds East, along the said property line a distance of 5.38 feet, more or less, to a point on the existing western right-of-way line of Gunbarrel Road; thence South 23 degrees, 51 minutes and 31 seconds West along said existing right-of-way line, a distance of 103.00 feet, more or less, to the **POINT OF BEGINNING**, containing 983 square feet, or 0.023 acre, as shown on Drawing No. E12008101-TRACT 2B attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City a temporary construction easement on the Property for the purpose of roadway construction and necessary related appurtenances, including a reasonable working area adjacent to the roadway, on, through, under, and across the portion of the Property being more particularly described as follows:

containing 518 square feet, or 0.012 acre, as shown on Drawing No. E12008101-TRACT 2B attached and made a part of this document.

PERMANENT UTILITY AND PUBLIC USE EASEMENT

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Owner does hereby authorize the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, to enter upon the Property for the purposes of construction and maintenance of utilities and public use on the area of the Property being more particularly described as follows:

A seven (7') feet deep buffer area adjacent to and following the western proposed right-of-way line of Gunbarrel Road, containing 723 square feet, or 0.017 acre, as shown on Drawing No. E12008101-TRACT 2B attached and made a part of this document.

Owner also by these presents does hereby transfer, convey, and grant unto the City an easement on, through, under, and across the portion of the Property described above for said purposes.

The City, where and when required or necessary, will restore the Property and any and all shrubbery, fences, walks or other improvements, to as near as is feasible, to the same conditions as they were before the construction or installation contemplated by (i) the temporary construction easement granted with the Right-of-Way dedication or (ii) the Permanent Utility and Public Use Easement (collectively, the "Easements").

It is understood that the **MAINTENANCE RESPONSIBILITY** of all landscaping, mowing, and other aesthetic maintenance shall remain the sole responsibility of the property owner once the City has completed the construction and installation of the infrastructure contemplated by the Easements.

TO HAVE AND TO HOLD the above-described property as a right-of-way, permanent utility, public use, and temporary construction easement for public street purposes unto the said City and its successors in title.

[Signature Page(s) Attached]

IN TESTIMONY WHEREOF, the grantors have hereunto set their signatures this the 17 day of March 2016.

Name K. Ald

Title _____

Name _____

Title _____

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 17 day of March 2016, before me personally appeared Ken DeJoon and _____ with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Partner and _____, respectively, of Kenbarrel Partners, within named bargainor, a corporation, and that they as such Ken DeJoon and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Partner and _____.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Kenda F. Rowell

NOTARY PUBLIC

My Commission Expires: 2-10-2018





LINE	BEARING	DISTANCE
L1	N66°20'34"W	13.70'
L2	N28°28'25"E	103.36'
L3	S66°20'34"E	5.38'
L4	S23°51'31"W	103.00'

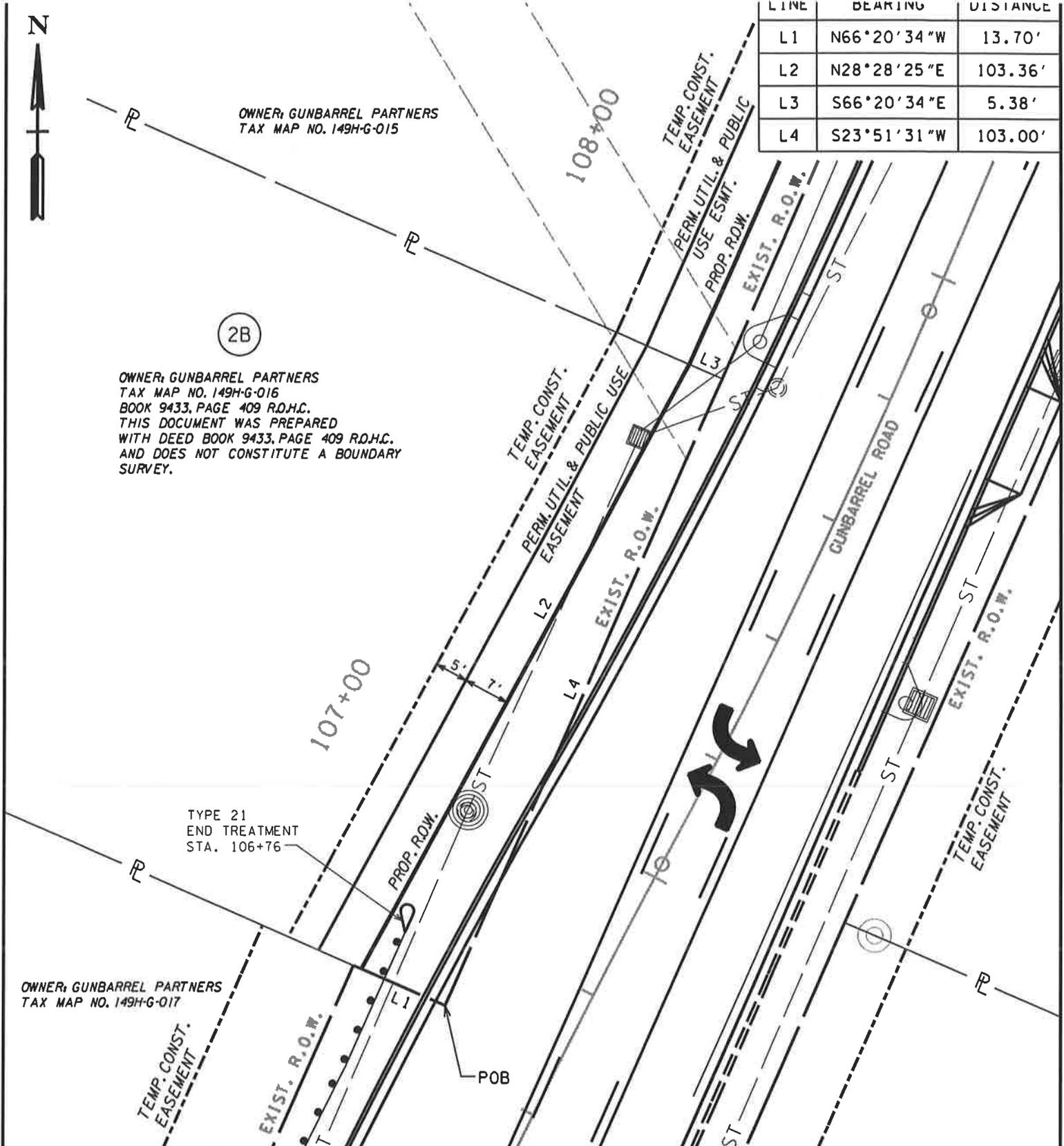
OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-015

2B

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-016
BOOK 9433, PAGE 409 R.O.H.C.
THIS DOCUMENT WAS PREPARED
WITH DEED BOOK 9433, PAGE 409 R.O.H.C.
AND DOES NOT CONSTITUTE A BOUNDARY
SURVEY.

OWNER: GUNBARREL PARTNERS
TAX MAP NO. 149H-G-017

TYPE 21
END TREATMENT
STA. 106+76



TRACT NO.	OWNERSHIP		BOOK	PAGE	RIGHT-OF-WAY REQUIRED	PERM. UTIL. & PUBLIC USE ESMT. REOD.	TEMP. CONST. ESMT. REOD.
	GUNBARREL PARTNERS						
2B	TAX MAP * 149H-G-016		9433	409	983 S.F. .023 ACRE	723 S.F. .017 ACRE	518 S.F. .012 ACRE
CITY OF CHATTANOOGA DEPT. OF TRANSPORTATION		SCALE: 1"= 20'	DATE: MARCH 8, 2016				
		REVISION:	DWG. E12008101-TRACT 2B				

MR-2016-020 City of Chattanooga
February 8, 2016

RESOLUTION

WHEREAS, City of Chattanooga Real Property Office/Gail Hart petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting approval of a Mandatory Referral pursuant to T.C.A. 13-4-104 for Acquisition, parts of properties located in the 2300 thru 2500 blocks of Gunbarrel Road, 2346 Elam Lane, 7335 and 7342 McCutcheon Road and 7333 Shallowford Road.

Tracts 1 2B, 2C, 2D, 2E, 2F and Tracts 9 thru 15 of the City of Chattanooga Department of Transportation Gunbarrel Road Project being Drawing E12008101, Dated August 24, 2015 as submitted in the case file. Parts of Tax Maps 149A-B-013 thru 017, 017.02 and 149H-G-011 thru 016 and 020 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 8, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, no one was present in opposition to the petition,

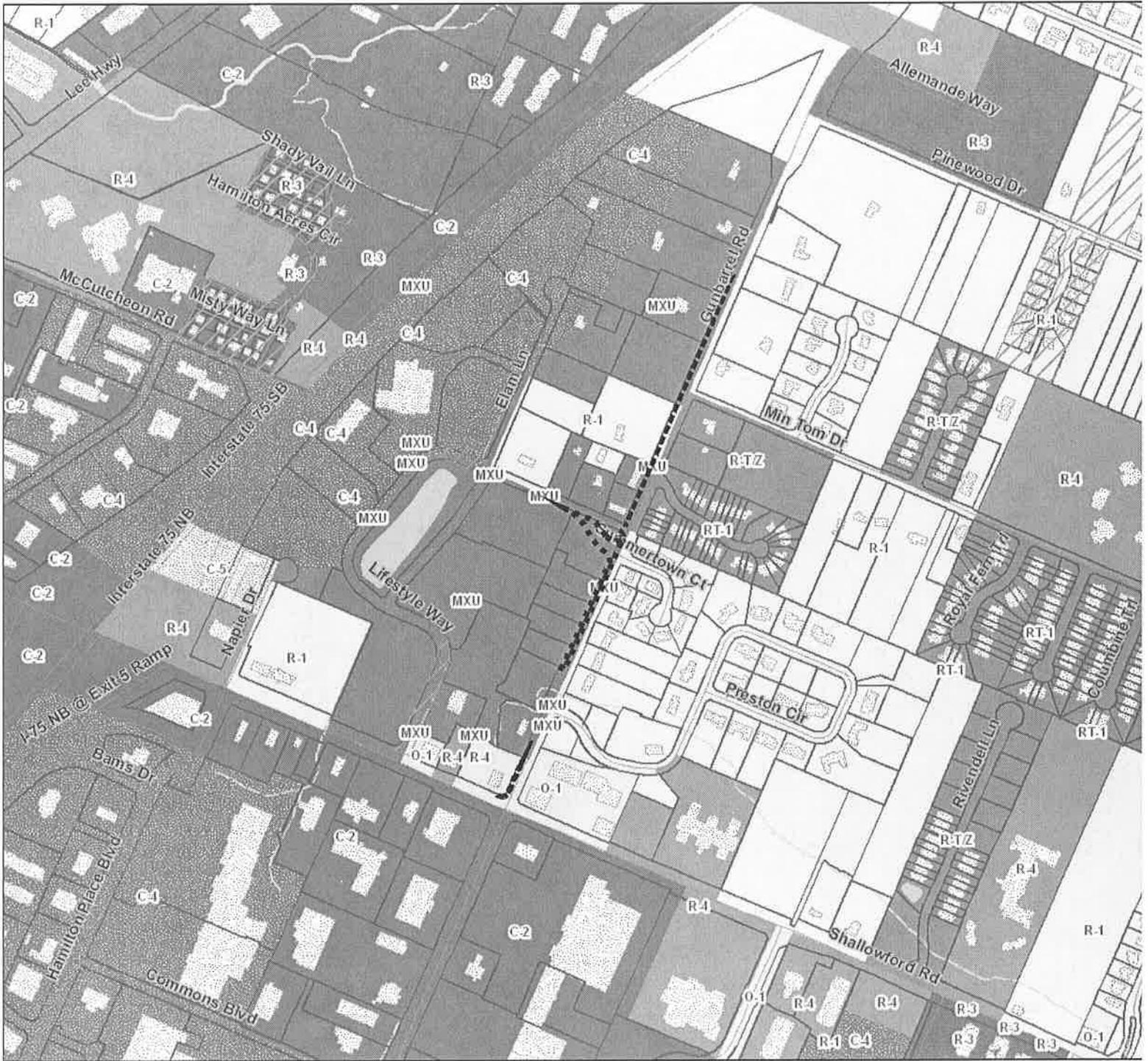
AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on February 8, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral for acquisition for right-of-way for road improvements be approved.

Respectfully submitted,



John Bridger
Secretary



MR 2016-020 Acquisition

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2016-020: Approve



615 ft

