

RESOLUTION NO. R2006-38

A RESOLUTION REQUESTING THE SIGNAL MOUNTAIN PLANNING COMMISSION TO PREPARE A RECOMMENDATION CONCERNING THE REQUESTED ANNEXATION OF PROPERTY ADJACENT TO ST. IVES SUBDIVISION, LOT 36, INTO THE TOWN OF SIGNAL MOUNTAIN.

WHEREAS, an annexation request has been made by James L. Henry, Jr. for the annexation of certain property adjacent to St. Ives Subdivision, Lot 36, into the Town of Signal Mountain, Tennessee, which is described on the legal description which is attached; and

WHEREAS, the Town of Signal Mountain needs input from the Planning Commission concerning this annexation request due to previous action taken by the Planning Commission and the Planning Commission is further requested to study and issue a written report on a proposed Plan of Services for this lot, pursuant to T.C.A. §6-51-102;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, That the Signal Mountain Planning Commission is requested to prepare a written recommendation to the Town Council concerning the requested annexation of the requested property adjacent to St. Ives Subdivision, Lot 36, into the Town of Signal Mountain.

William O. Lenclos
MAYOR

[Signature]
RECORDER

DATE

10/9/06

DATE

10-9-06

PAN/kac

Prepared by:
ATTORNEY JAMES L. HENRY
412 BROAD STREET
CHATTANOOGA, TN 37402

RE: LEGAL DESCRIPTION OF PROPOSED ADJOINING ADDITIONAL LAND TO
BE ADDED TO LOT 36 ST. IVES COMMUNITY

Exhibit A

LEGAL DESCRIPTION

Land located in County of Hamilton, State of Tennessee.

To find the TRUE POINT OF BEGINNING, COMMENCE at the intersection of the centerline of St. Ives Way with the centerline of Bollinger Road said intersection being marked by a nail and disk old;

THENCE South 54 degrees 37 minutes East along a chord line for a distance of 128.6 feet to a point; said point being the southeast corner of proposed Lot 36 and lying on the northern Right-of-Way line of St. Ives Way and marked by an IRON ROD OLD;

THENCE westwardly and in a curve to the left having a radius of 347.2 feet and an arc length of 165.0 feet, being subtended by a chord of North 89 degrees 12 minutes 30 seconds West for a distance of 163.4 feet to an IRON ROD OLD; said point being the southwest corner of Lot 36;

THENCE North 12 degrees 09 minutes 50 seconds East along the west line of Lot 36 for a distance of 335.1 feet to an IRON ROD OLD; to the TRUE POINT OF BEGINNING;

THENCE North 69 degrees 15 minutes 50 seconds East for a distance of 12.5 feet to an IRON ROD NEW;

THENCE North 20 degrees 44 minutes 10 seconds West along the centerline of old abandoned Right-of-Way for a distance of 148.7 feet to an IRON ROD OLD;

THENCE continuing along said centerline North 54 degrees 20 minutes 30 seconds West for a distance of 47.6 feet to an IRON ROD OLD;

THENCE North 35 degrees 49 minutes 50 seconds East for a distance of 12.5 feet to an IRON ROD OLD;

THENCE North 64 degrees 51 minutes 20 seconds East along the southeastern line of the property of Leonard J. Swanson of record in Deed Book 2297, Page 443, in the R.O.H.C. for a distance of 155.0 feet to a point located in the centerline of Ives Creek;

THENCE Southeastwardly along the meandering centerline of Ives Creek for a distance of 210 feet more or less; said centerline being subtended by a chord of South 49 degrees 34 minutes 00 seconds East for a distance of 182.4 feet to a POINT;

THENCE leaving said Ives Creek South 12 degrees 05 minutes 40 seconds West along the eastern line of Lot 36 for a distance of 311.3 feet to an IRON ROD OLD;

THENCE continuing along the northern line of Lot 36 North 72 degrees 00 minutes 48 seconds West for a distance of 90 feet to a POINT;

THENCE continuing along the northern line of Lot 36 North 20 degrees 44 minutes 53 seconds West for a distance of 158.0 feet to the POINT OF BEGINNING;

To be known as Lot 36, St. Ives Community as shown by revised plat: Ives Creek Subdivision Lot number One and St. Ives Community Lot number 36. (Not yet of record); being all of the property of The Market Street Company, LLC, of record in Deed Book 7473, Page 959, in the Registers Office of Hamilton County, Tennessee (R.O.H.C.) also being parts of lots One and Two of the property of James L. Henry, III, Trustee, of record in Deed Book 6765, Page 760, in the R.O.H.C.:

Containing 2.38 acres more or less.

All as shown on survey drawing by True Line Company, Land Surveyors Job Number 06-7423, dated: Revised date of September 1, 2006.

Subject to: Final approval and recording of the aforesaid revised plat.

Subject to: 20 foot wide sanitary sewer and drainage easement as shown on said plat.

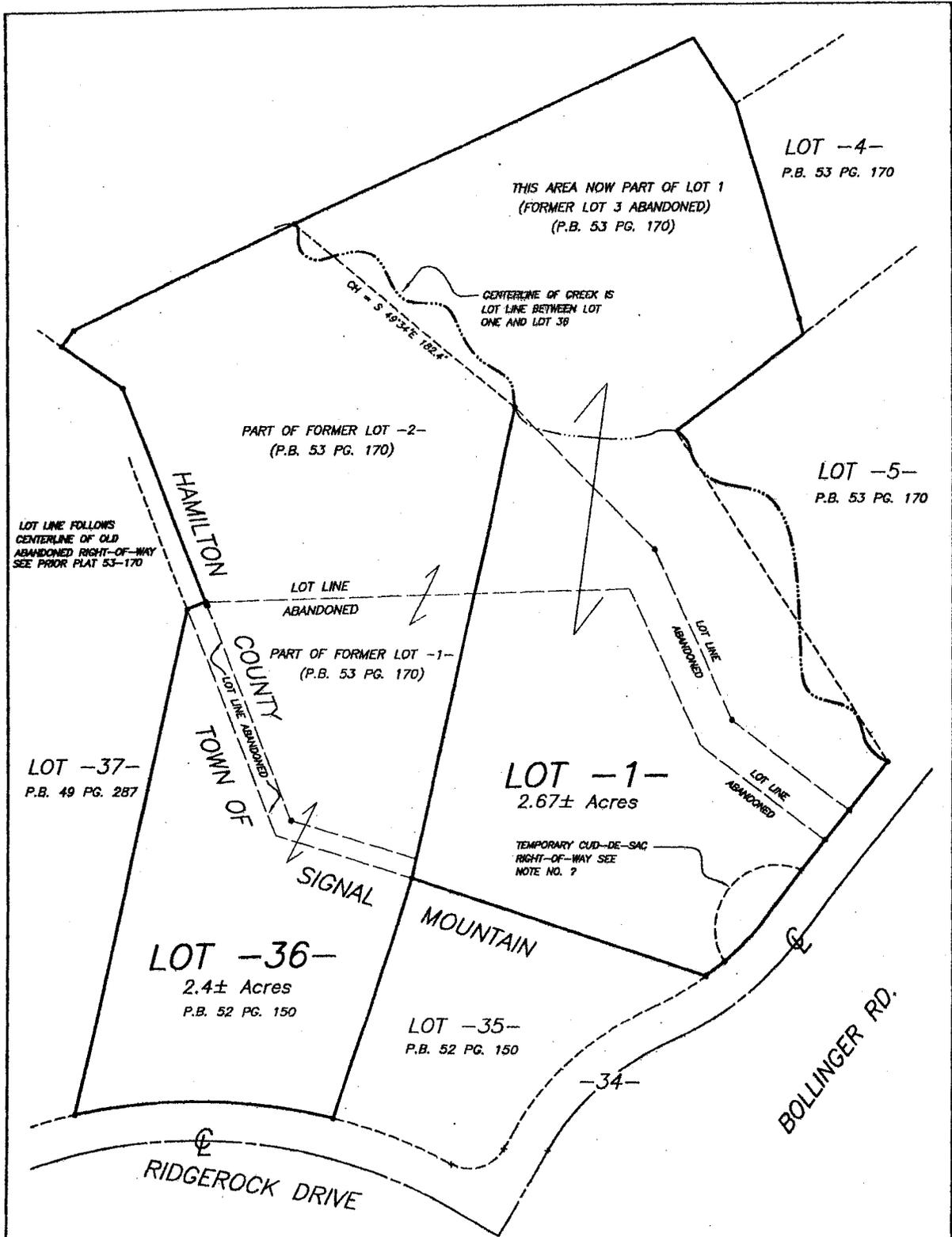
Subject to: 20 foot wide power and communications easement as shown on said plat.

Subject to: 20 foot wide drainage easement located near northwest corner of Lot 36 as shown on said plat.

Subject to: Residential building, exclusion area as shown on said plat.

Subject to: 10 foot wide drainage easement along Ives Creek as shown on said plat.

Subject to: Covenants and Restrictions of St. Ives Community Subdivision.



PROPOSED REVISED
 PLAT FOR
ST. IVES COMMUNITY
 LOT 36 AND
IVES CREEK S/D
 LOT ONE

REVISED: AUGUST 29, 2006

	TRUE LINE COMPANY	P.O. Box 2310 Chattanooga, TN 37409 (423) 825-1045 * 821-2818
	LAND SURVEYORS	
SCALE: 1" = 60'	DRAWN: NDM	CHECKED: PGJ
DATE: MARCH 30, 2006	JOB NO: 05-7323	