

RESOLUTION NO. 28120

A RESOLUTION AUTHORIZING AND DIRECTING THE CLERK OF THE COUNCIL TO ADVERTISE FOR PUBLIC HEARING ON FEBRUARY 10, 2015, THE DEANNEXATION OF CERTAIN PROPERTIES LOCATED AT 1206 SUNSET DRIVE, 1218 SUNSET DRIVE, AND 1220 SUNSET DRIVE, WITHIN THE CITY OF CHATTANOOGA, IN HAMILTON COUNTY, TENNESSEE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Clerk of the Council is hereby authorized to advertise for public hearing on February 10, 2015, the deannexation of a certain properties located at 1206 Sunset Drive, 1218 Sunset Drive, and 1220 Sunset Drive, within the City of Chattanooga, in Hamilton County, Tennessee, more fully described as follows:

<u>Parcel #</u>	<u>Owner Name</u>
117B-A-001.01	Patricia Y. Pesnell – Lot 35

LOCATED PARTLY IN THE THIRD CIVIL DISTRICT AND MOSTLY IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot No. Thirty-Five (35), as shown on Corrective Plat of Lots 35, 36 and 40, Majestic View, Phase I, as shown by plat of record in Plat Book 40, Page 54, in the Register's Office of Hamilton County, Tennessee.

TOGETHER WITH all easements and rights appurtenant thereto under the stipulations contained in the original plat of Majestic View, Phase I, recorded in Plat Book 32, page 100, in the Register's Office of Hamilton County, Tennessee, and under the provisions of Instrument recorded in Book 2541, page 983, as amended by Instrument recorded in Book 2615, page 326, in the Register's Office of Hamilton County, Tennessee.

TOGETHER WITH a non-exclusive easement in and to the use of a 15-foot driveway, provided on subdivision plat as being for the common use of Lots 35, 36, 38, 39 and 40, which is shown by legend on the subdivision plat and as clarified as to the location thereof along the

Northwestern line of Lot No. 36, by Instrument executed by and between Thilo H. Best and wife, Louise G. Best and William K. Scholze, dated June 10, 1986, recorded in Book 3236, page 714, in the Register's Office of Hamilton County, Tennessee.

TOGETHER WITH non-exclusive use of the driveway easement located within the 25-foot flag portion of Lot No. 36, as created in deed from William K. Scholze, joined by his wife, to Tony H. Brock, dated April 29, 1983, recorded in Book 2891, page 990, in the Register's Office of Hamilton County, Tennessee, and the driveway easement as shown on the subdivision plat in Plat Book 40, page 54, in the Register's Office of Hamilton County, Tennessee (excepting a triangle portion thereof located within the bounds of Lot No. 37) as clarified in the Instrument executed by and between Thilo H. Best and wife, Louise G. Best and William K. Scholze, dated June 10, 1986, recorded in Book 3236, page 714, in said Register's Office.

For prior title and last instrument of record affecting title to the above-described property, see deed recorded in Book 4289, Page 406, said Register's Office.

<u>Parcel #</u>	<u>Owner Name</u>
117B-A-002	Thilo H. Best – Lot 36

LOCATED LARGELY IN THE CITY OF CHATTANOOGA, AND PARTLY IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE:

Lot No. Thirty-Six (36), Corrective plat of Lots 35, 36, and 40, Majestic View, Phase I, as shown by plat of record in Plat Book 40, page 54, in the Register's Office of Hamilton County, Tennessee.

TOGETHER WITH all easements and rights appurtenant thereto under the stipulations and conditions contained on plat recorded in Plat Book 32, page 100, in the Register's Office of Hamilton County, Tennessee, and under the provisions of the instrument recorded in Book 2541, page 983, amended by instrument recorded in Book 2615, page 326, in the Register's Office of Hamilton County, Tennessee.

TOGETHER WITH a non-exclusive Easement in and to the use of a 15-foot driveway, provide on subdivision plat as being for the common use of Lots 35, 36, 38, 39 and 40, which is shown by legend on the subdivision plat.

REFERENCE is made for prior title to Book 2732, page 897, in the Register's Office of Hamilton County, Tennessee.

<u>Parcel #</u>	<u>Owner Name</u>
117B-A-003	George Wright - Lot 40

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot No. Forty (40), Majestic View, as shown by plat of record in Plat Book 40, Page 54 in the Register's Office of Hamilton County, Tennessee.

TOGETHER WITH non-exclusive driveway easement, as located within the bounds of Lot Number 39, as shown and provided for on the subdivision plat.

Being the same land described in a deed to Manorama K. Reddy by deed dated July 30, 1993 and recorded in Book 4182, page 81, in the Register's Office of Hamilton County, Tennessee.

SUBJECT to the rights of owners of Lots Numbers 35, 36, 38 and 39, in and to the use of the 15-foot non-exclusive driveway easement, as provided for on plat of record in Plat Book 40, Page 54, in the Register's Office of Hamilton County, Tennessee, and subject to the obligations as to maintenance of said driveway.

ADOPTED: January 20, 2015

PAN/kac/mem