

AGENDA
RHEA COUNTY COMMISSION WORKSHOP
CONFERENCE ROOM, PHIL SWAFFORD BUILDING
TUESDAY, OCTOBER 10TH, 2023, 6:00 P.M.

1. Prayer
2. Pledge To Flag
3. Discuss
4. Discuss Lewis Howard property. -Jim Vincent
5. Discuss Dean Corvin Rd property to be read into the minutes.
-Jim Vincent
6. Discuss Pine Grove Fire Department Association lease. -Billy
Thedford
7. Public comments
8. County Official comments
9. County Executive comments
10. Commissioner comments
11. Adjourn

Commission Meeting
Tuesday, October 17, 2023, 6:00 P.M.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 199, page 41, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities and other facilities have been filed.

DATE: 20 23
 OWNER: RHEA COUNTY TN
 375 CHURCH ST STE 2
 DAYTON TN 37321

TAX MAP 61 PARCEL 38.05 AND PARCEL 36.02
 DB 199 P 41 AND DB 301 P 377
 0.213 ACRES FROM RHEA COUNTY TO HOWARD
 OWNER: LEWIS HOWARD
 8943 BACK VALLEY RD
 EVANSVILLE TN 37332

CERTIFICATION FOR EXISTING SEPTIC SYSTEM
 The existing septic system is located as shown on the plot (lot(s)).
 The location includes the septic tank and all field lines. To the best of my knowledge, the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the individual lot.

DATE: 10-2, 20 23
 OWNER: B. C. HARRIS

CERTIFICATION OF E-911 APPROVAL
 I hereby certify that I have reviewed this plot and find that it conforms to the County's E-911 requirements. I further hereby certify that the preparer of the plot has submitted a .dwg file in the State Plane Coordinates to the 911 office of the final approved layout shown on this plot.

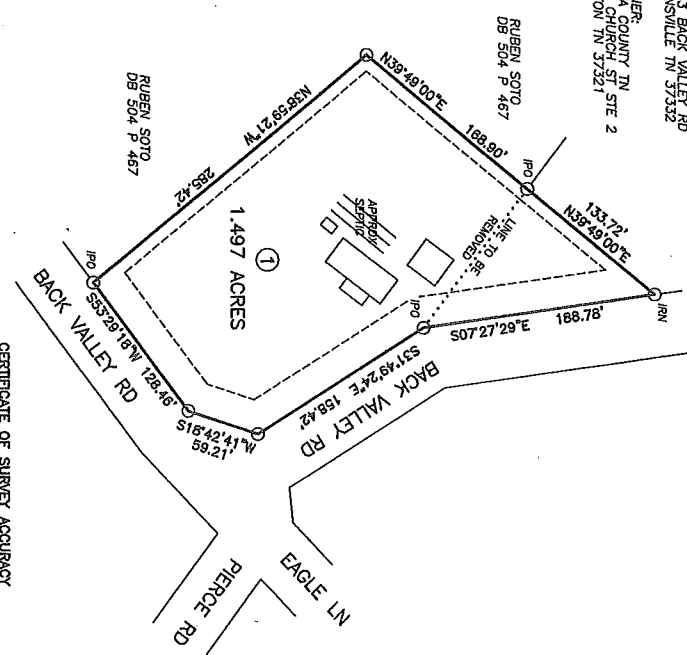
DATE: 10-23, 20 23
 SURVEYOR: DOCK M. SMITH
 394 EVERGREEN ROAD
 DAYTON, TN 37321
 423-75-0926

CERTIFICATION OF WATER SERVICE
 I hereby certify that the lot(s) on this plot is/are served by an existing water main of the CITY OF DAYTON. Service is available in accordance with the utility's line connection policies.

DATE: 9-12-8, 20 23
 WATER DEPARTMENT: [Signature]

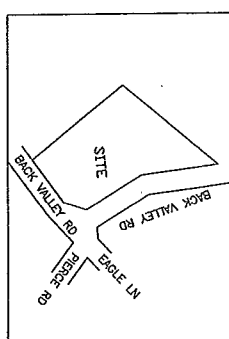
CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plot shown hereon has been found to comply with the Rhea County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

DATE: 20 23
 SECRETARY, PLANNING COMMISSION: [Signature]



CERTIFICATE OF SURVEY ACCURACY
 I hereby certify that to the best of my knowledge and belief, and to the best of the knowledge of the preparer of this survey, that this is a class 2 property shown hereon; that this is a class 2, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

DATE: AUG 14, 20 23
 REGISTERED LAND SURVEYOR NUMBER: 586



SET BACK 25' FRONT 10' SIDES 15' BACK
 THIS PROPERTY IS NOT IN THE FLOOD ZONE
 FEMA MAP 4701510230D NOV. 5 2008



DOCK M. SMITH
 394 EVERGREEN ROAD
 DAYTON, TN 37321
 423-75-0926

FINAL PLAT
LEWIS HOWARD S/D
 LOCATED IN THE 3RD DISTRICT OF
 RHEA COUNTY, TENNESSEE
 SCALE 1"=100'
 AUG 14 2023



This instrument prepared by
State of Tennessee
Department of Transportation
Legal Office
Region 2
7512 Volkswagen Drive
Chattanooga, TN 37416

Federal Project No. N/A
State Project No. 72006-2209-04
Rhea County
Tract No. 21 and 23
Excess Land
Request No. 7177

QUITCLAIM DEED

<u>ADDRESS OF NEW OWNER:</u>	<u>REAL TAX RESPONSIBILITY:</u>	<u>MAP PARCEL:</u>
Rhea County, Tennessee 1475 Market Street, Suite 301 Dayton, TN 37321	Same	108 / 021.00

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the covenants and agreements hereinafter contained, the **STATE OF TENNESSEE**, acting by its **Commissioner of Transportation**, under the authority of Tennessee Code Annotated, Section 12-2-112(a)(8), hereby Quitclaims unto **RHEA COUNTY, TENNESSEE**, for a public use purpose, subject to reversion to the State of Tennessee for failure to continue public ownership and use, all its right, title and interest, in and to the following described real estate located in Rhea County, Tennessee:

Beginning at a point of intersection between the east property line of Shaw and the present right of way line of State Route 60 on highway project no. 61009-3209-04, said point being 103.81' feet± left of State Route 60 centerline station 278+20, thence curving to the left in a southeasterly direction an arc length of 435.40' feet± along a non-tangential curve concave easterly having a radius of 11562.97' feet± and a chord bearing of south 19 degrees 52 minutes 45 seconds west 435.37' feet± to a point, 103.81' feet± left of State Route 60 centerline station 273+89, said point also being 48.97' feet± left of Dean Corvin Road centerline station 28+97, thence curving to the left in a southwesterly direction an arc length of 220.79' feet± along a non-tangential curve concave southerly having a radius of 348.97' feet± and a chord bearing of south 89 degrees 51 minutes 41 seconds west 217.12' feet± to a point, 309.39' feet± left of State Route 60 centerline station 273+20, said point also being 48.97' feet± left of Dean Corvin Road centerline station 27+07, thence south 71 degrees 44 minutes 11 seconds west 119.33' feet± to a point, 405.25' feet± left of State Route 60 centerline station 272+51, said point also being 48.97' feet± left of Dean Dean Corvin Road centerline station 25+88, thence along the existing right-of-way line as follows: curving to the left in a northwesterly direction an arc length of 141.65' feet± along a non-tangential curve concave northwesterly having a radius of 478.25' feet± and a chord bearing of north 46 degrees 05 minutes 11 seconds east 141.13' feet± to a point in the present right-of-way line of State Route 60, point being 339.71' feet± left of centerline station 273+72, said point also being 110.14' feet± left of Dean Corvin Road centerline station 27+13, thence curving to the right in a northeasterly direction an arc length of 161.03' feet± along a non-tangential curve concave southeasterly having a radius of 2154.63' feet± and a chord bearing of north 41 degrees 24 minutes 01 seconds east 160.99' feet± to a point being 278.57' feet± left of State Route 60 centerline station 275+17, said point also being 212.85' feet± left of Dean Corvin Road centerline station 27+94, thence curving to the right in a northeasterly direction an arc length of 355.17' feet± along a non-tangential curve concave southeasterly having a radius of 1324.89'

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Rhea County
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feet± and a chord bearing of north 49 degrees 46 minutes 12 seconds east 354.10'
feet± to a point of beginning, containing 1.492 ac., more or less.

This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantees, their successor and assigns, and shall run with the land in perpetuity.

Said conditions are as follows:

- (1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above-described land.
- (2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second tier subcontractors.
- (3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land.
- (4) that the Grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;
- (5) that this conveyance is subject to any interest a person(s), business, governmental entity, or utility may have in the placement and maintenance of existing utility facilities located on the property.
- (6) Ingress or egress to S.R. 60 is not allowed from the herein-described property.

REFERENCE: The Legal Description contained herein was prepared by the Tennessee Department of Transportation, Region 2, 7512 Volkswagen Drive, Chattanooga, TN 37416. All references are derived from official plans on file at the Tennessee Department of Transportation, 13th Floor, James K. Polk Building, 505 Deaderick Street, Nashville, TN 37243-0348.

Being part or all of the property acquired by the State of Tennessee by deeds recorded in Book 252, Page 10 and Book 250, page 193 in the Register's Office of Rhea County, Tennessee.

IN WITNESS WHEREOF, the **STATE OF TENNESSEE**, acting through its Commissioner of Transportation, has caused this instrument to be executed this the 6th day of September, 2023.

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State Project No. 72006-2209-04
Rhea County
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STATE OF TENNESSEE

BY: 

HOWARD H. ELEY
DEPUTY GOVERNOR AND
COMMISSIONER OF TRANSPORTATION

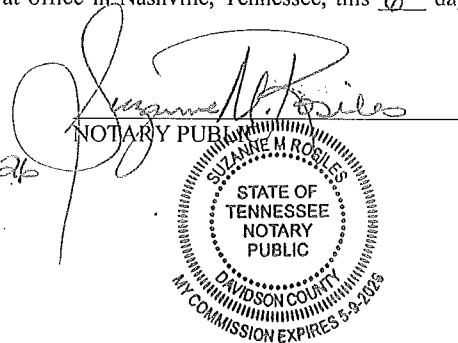
STATE OF Tennessee)

COUNTY Davidson)

Personally appeared before me, a Notary Public, in and for said County and State, HOWARD H. ELEY, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Deputy Governor and Commissioner of Transportation, and that, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as such Deputy Governor and Commissioner of Transportation.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 10 day of September, 2023.

My Commission Expires: May 9, 2026



This conveyance is exempt from the payment of privilege tax under T. C. A. § 67-4-409(f).