

ORDINANCE NO. 06-22

**AN ORDINANCE OF THE TOWN OF MONTEAGLE, TENNESSEE ACCEPTING A NEW STREET BEHIND THE SONIC RESTAURANT PLATTED AND APPROVED BY THE PLANNING COMMISSION IN JULY, 2008.**

**WHEREAS**, the city planning commission met in regular session on July \_\_\_\_\_, 2008 and accepted and approved a plat entitled Monteagle Business Park Lot 1 – Drive-In Restaurant (the July 2008 plat), which plat was duly recorded;

**WHEREAS**, said plat depicted a “new street” behind the proposed Sonic Drive-in with a 50 foot right of way with a temporary cul-de-sac; and

**WHEREAS**, the Town’s Road Inspector has indicated that the pavement on said right of way is up to Town standards; and

**WHEREAS**, the Town Council by vote on February 28, 2022 voted as reflected in Section 1 below; and

**WHEREAS**, this Ordinance is adopted to formally reflect the February 28, 2022 action of the Town Council as to the new street.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Mayor and Aldermen of the Town of Monteagle, Tennessee that:

**SECTION 1.** The Board of Mayor and Aldermen does, by the adoption of this ordinance, accept the dedication of the new roadway depicted on the July 2008 Monteagle Business Park plat, subject to the cul-de-sac being brought up to city standards. The July 2008 plat is attached hereto and incorporated by reference as if fully stated herein and marked Exhibit “A.”

**SECTION 2.** The Board of Mayor and Aldermen hereby authorizes the Mayor to sign any documents necessary and to perform any actions necessary, to effectuate the acceptance of the new street.

**SECTION 3.** This ordinance shall take effect upon publication after its final passage in a newspaper of general circulation, the public welfare requiring it.

Approved on First Reading March 21, 2022

Approved on Second Reading April 25, 2022

*Marvin C. Rockman*  
Mayor

*Debbie Taylor*  
City Recorder, CMFO

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, HEREBY CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT HAVE REVIEWED AND APPROVED THE PLAT AND HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FULL CONSENT. I (WE) ESTABLISH THE MINIMUM SUBDIVISION REQUIREMENTS FOR ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 OWNER

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**  
 I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS SERVED BY PUBLIC WATER SYSTEM EXTENSIONS DESIGNED AND INSTALLED IN ACCORDANCE TO APPLICABLE LOCAL AND STATE REGULATIONS.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 LOCAL WATER UTILITY

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE SYSTEM**  
 I, HEREBY CERTIFY THAT THE STREETS AND DRAINAGE FACILITIES SHOWN ON THIS PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT ALL NECESSARY PERMITS AND ORDINANCES OR THAT AN ADEQUATE BOND HAS BEEN POSTED.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 TOWNSHIP ROAD INSPECTOR

**CERTIFICATE OF APPROVAL BY ELECTRIC POWER UTILITY**  
 I, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT SHOWS ADEQUATE EASEMENTS FOR NEEDED ELECTRIC POWER LINES.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 SEQUACHEE VALLEY ELECTRIC COOPERATIVE

**MINOR SUBDIVISION B (SIMPLE LAND SPLIT) CERTIFICATE**  
 I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREBON INCLUDES NO MORE THAN TWO (2) LOTS, AND HAS BEEN REVIEWED BY THE STAFF PLANNER, AND HAS BEEN FOUND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES, AND THAT NO VARIANCES FROM THE SUBDIVISION REGULATIONS OR NO IMPROVEMENTS ARE REQUIRED.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 TOWN RECORDER OR BUILDING INSPECTOR

**CERTIFICATE OF E-911 APPROVAL**  
 I, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT INCLUDING RECORDING REQUIREMENTS AND THAT IT CONFORMS TO THE COUNTY'S E-911 REQUIREMENTS.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 COUNTY E-911 REPRESENTATIVE

**CERTIFICATE OF APPROVAL BY GAS UTILITY**  
 I, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT SHOWS ADEQUATE EASEMENTS FOR AVAILABLE NATURAL GAS LINES.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 NATURAL GAS COMPANY

**CERTIFICATE OF APPROVAL OF SEWAGE DISPOSAL**  
 I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS ADJACENT TO A PROPERLY INSTALLED EXTENSION OF AN APPROVED PUBLIC SEWERAGE SYSTEM.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 PUBLIC SEWERAGE SYSTEM OFFICIAL

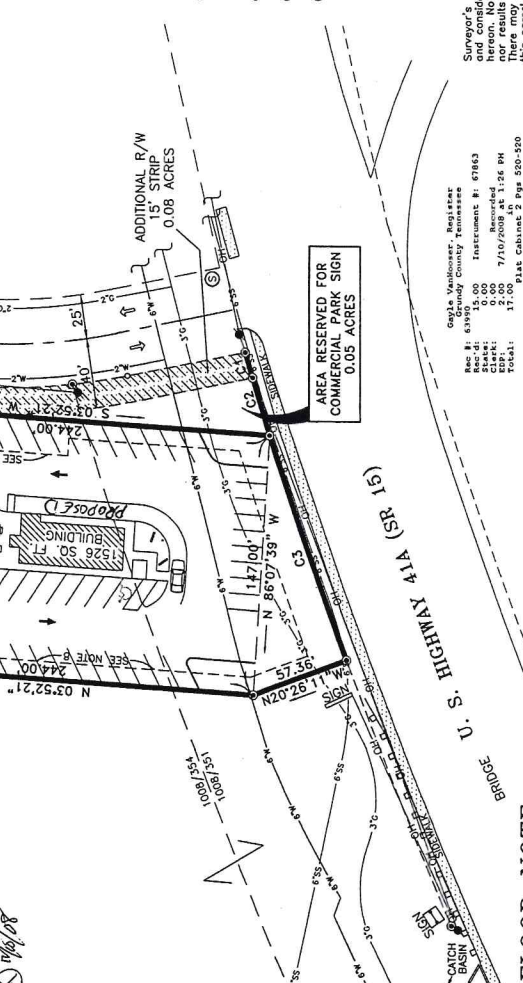
**CERTIFICATE OF APPROVAL OF UTILITIES**  
 I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS ADEQUATE EASEMENTS FOR ALL UTILITIES SHOWN ON THIS PLAT.

7-10-08  
 DATE  
 J.E. Campbell & Associates  
 UTILITY REPRESENTATIVE

NOTE: BEARINGS ARE RELATIVE TO THE TENN. LAMBERT PROJECTION NORTH AMERICAN DATUM, 1983



CAPITAL  
 135/831  
 AMOCO  
 McDONALDS

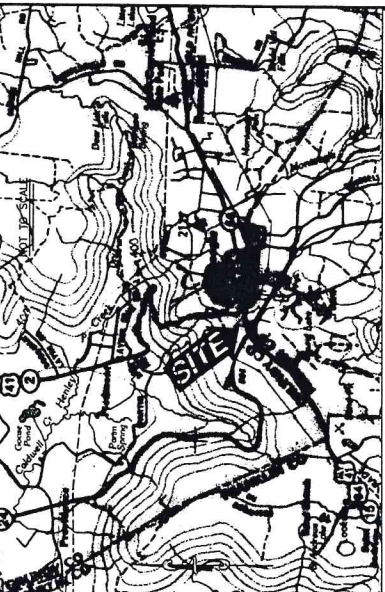


**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	2846.08'	134.02'	S 70°54'46" W	134.00'	02°11'32"
C2	2846.08'	134.02'	S 70°54'46" W	134.00'	02°11'32"
C3	2846.08'	134.02'	S 70°54'46" W	134.00'	02°11'32"

**FLOOD NOTE**  
 The property shown is not located in a flood zone. See parcel number 470309 H 01 effective date: JULY 2, 1976

Copy: Vendor/owner, Registrar  
 Grundy County, Tennessee  
 Book #: 63974 Instrument #: 67683  
 Date: 7/10/2008 Recorded: 7/16/2008  
 Clerk: 0.00  
 State: 17.00  
 Total: 17.00  
 Plat Cabinet: 2 Page 500-500



**LOCATION MAP**

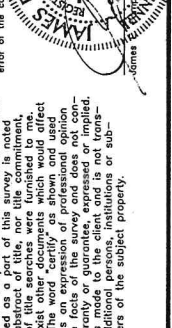
- LEGEND**
- = 5/8" IRON ROD (NEW)
  - = IRON ROD/PIPE (OLD)
  - = UNMARKED POINT
  - + = SPOT ELEVATION
  - ⊙ = LIGHT POLE
  - ⊙ = UTILITY POLES FIELD LOCATED
  - ⊙ = SANITARY SEWER MAN HOLE
  - OH— = OVERHEAD UTILITIES
  - X— = EXISTING FENCE
  - O— = UNDERGROUND GAS
  - SS— = SANITARY SEWER
  - W— = UNDERGROUND WATER
  - D— = GUARD RAIL

**GENERAL NOTES**

- (1) LOT 1 - 0.91 TOTAL ACRES
- (2) ZONED C-2
- (3) ALL NEW BUILDINGS SHALL CONFORM TO APPLICABLE CITY OF MONTEAGLE ZONING REGULATIONS
- (4) PROPERTY IS SUBJECT TO ALL EXISTING AND/OR PREScriptive EASEMENTS
- (5) THE LOCATION/S OF THE UNDERGROUND GAS OR MAPS BY OTHERS AND/OR PARKING LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE UTILITY OWNER BEFORE CONDUCTED BEFORE DIGGING, DRILLING OR BUSHING.
- (6) SECTION 4.030 OF THE TOWN OF MONTEAGLE ORDINANCE, WHICH PROVIDES FOR THIRTY-ONE PARKING SPACES, FIFTY-EIGHT AS SHOWN (MEETS ADA REQUIREMENT).
- (7) TWO HANDICAP PARKING SPACES ARE PROPOSED AS SHOWN (MEETS ADA REQUIREMENT).
- (8) THE TOTAL IMPROVED AREA, PAVEMENT AND BUILDINGS, IS LESS THAN ONE ACRE (AS SHOWN)
- (9) ALL LOT LINES ARE SUBJECT TO UTILITY EASEMENTS HAVING A WIDTH OF 10 FEET... 20 FEET ALONG SIDEWALKS AND 10 FEET ALONG THE INSTALLATION SIDEWALKS. EASEMENTS FOR ALL UTILITIES ASSOCIATED WITH THIS AND ADJACENT SITES.

**"FINAL PLAT"**  
**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the field survey was conducted and this map was prepared under my direct supervision and is correct in accordance with the laws of the State of Tennessee. The vertical error of the contour (height) before adjustment was 0.03 feet.

**SURVEYOR'S NOTE:** Every document of record required hereon, No abstract of title, nor title commitment, there may exist other documents which would affect this parcel. The word "certify" as shown on used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. Declaration is made to the client, and is not transmitted to the persons or subsequent owners of the subject property.



**SHEET 1**  
 DRAWING FILE: HARRIS/LAY/MONTEAGLE DEV/2008C/07/1  
 CLIENT: MONTEAGLE DEVELOPMENT CO., LLC  
 DRAWING NO.: 2008C/  
 HARRIS/LAY/MONTEAGLE DEV/2008C/07/1  
 TAX MAP REF.: (PART)107-3  
 107-2 AND 107H'A-6  
 SURVEYED BY: J.C.D.G.J.M.  
 DRAWN BY: LM  
 CHECKED BY: JC  
 DATE: 09/19/08  
 REVISED DATE: 07/08/08

**MONTEAGLE BUSINESS PARK**  
**LOT 1 - DRIVE-IN RESTAURANT**  
 LOCATED IN THE COUNTY, CIVIL DISTRICT OF GRUNDY COUNTY, TENNESSEE IN MONTEAGLE AND IS THE PROPERTY OF MONTEAGLE DEVELOPMENT CO., LLC. PROPERTY IS SHOWN IN BOOK 1008, PAGE 354 AND THE MONTEAGLE DEVELOPMENT CO., LLC PROPERTY TRACT II OF RECORD IN BOOK 1008, PAGE 351 REGISTERS OFFICE GRUNDY COUNTY PREPARED FOR  
**MONTEAGLE DEVELOPMENT CO., LLC**  
 201 SOUTH JOCKSON STREET  
 TULLAHOOMA, TN 37386

**J.E. CAMPBELL & ASSOCIATES**  
 P.O. BOX 967  
 TRACY CITY, TN 37387  
 ACCURACY • INTEGRITY • KNOWLEDGE • SERVICE  
 SURVEYING & MAPPING CONSULTANTS  
 PHONE: (931) 592-3839 E-MAIL: jecampbell@live.com FAX: (931) 924-4431