

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE TRANSFER OF REAL PROPERTY LOCATED AT 1180 RIVERBEND DRIVE TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT AND AUTHORIZING THE MAYOR TO EXECUTE AN APPROPRIATE QUITCLAIM DEED AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO CONVEY THE PROPERTY TO THE INDUSTRIAL DEVELOPMENT BOARD

WHEREAS, pursuant to Tenn. Code Ann. § 7-53-310, city is authorized to transfer by sale, lease, or gift real property to the Industrial Development Board of the City of Kingsport; and

WHEREAS, it is advisable to transfer by donation property located at 1180 Riverbend Drive, Kingsport, Sullivan County, Tennessee to the Industrial Development Board of the City of Kingsport; and

WHEREAS, the Kingsport Regional Planning Commission, at its June 15, 2023, meeting, determined this property to be surplus; and

WHEREAS, the board finds that this transfer is for a public purpose and will promote the health, comfort, and prosperity of the inhabitants of the city; and

Now therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN AS FOLLOWS:

SECTION I. That the board of mayor and aldermen, pursuant to the findings set forth above and incorporated herein by reference, hereby donates to the Industrial Development Board of the City of Kingsport, Tennessee, the real property located at 1180 Riverbend Drive, Kingsport, Sullivan County, Tennessee which are more particularly described as follows:

**LEGAL DESCRIPTION 1180 RIVERBEND DRIVE**

BEGINNING AT A POINT LOCATED ON THE NORTHERLY SIDELINE OF RIVERBEND DRIVE, SAID POINT A CORNER TO LOT 6, FIRST SOUTHEAST DEVELOPMENT, LLC (PLAT BOOK 58, PAGE 271). THENCE ALONG SIDELINE SOUTH 43° 40' 06" WEST, A DISTANCE OF 493.54 FEET TO A POINT, SAID POINT THE PC OF A CURVE TO THE LEFT. THENCE ALONG SAID CURVE HAVING A RADIUS 363.00 FEET AN ARC LENGTH 182.51 FEET AND A CHORD SOUTH 29° 15' 53" WEST, A DISTANCE OF 180.59 FEET TO A POINT, SAID POINT BEING A PRC. THENCE LEAVING SAID SIDELINE WITH NEW LINES THROUGH TRACT B, RIVERBEND DEVELOPMENT (PLAT BOOK 55, PAGE 50) NORTH 55° 23' 13" WEST, A DISTANCE OF 121.99 TO A POINT; SOUTH 44° 04' 55" WEST, A DISTANCE OF 194.98 FEET TO A POINT; SOUTH 56° 56' 26" WEST, A DISTANCE OF 282.20 FEET TO A POINT; SOUTH 20° 26' 23" WEST, A DISTANCE OF 164.82 FEET TO A POINT; SOUTH 07° 42' 39" EAST, A DISTANCE OF 194.11 FEET TO A POINT AND SOUTH 61° 48' 55" EAST, A DISTANCE OF 161.73 FEET TO A POINT, SAID POINT A CORNER TO LOT 8, LOTS 7 & 8, RIVERBEND DEVELOPMENT (PLAT BOOK 55, PAGE 154). THENCE ALONG LOT 8 SOUTH 58° 05' 20" EAST, A DISTANCE OF 1040.12 FEET TO A POINT AND NORTH 28° 48' 51" EAST, A DISTANCE OF 733.19 FEET TO A POINT, SAID POINT IN THE LINE OF LOT 2, REPLAT OF LOT 2 BRADLEY FARM SUBDIVISION (PLAT BOOK 52, PAGE 506). THENCE ALONG LOT 2 SOUTH 35° 16' 30" EAST, A DISTANCE OF 298.47 FEET TO A POINT, SAID POINT A CORNER TO LOT 9, DIVISION OF FIRST SOUTH EAST DEVELOPMENT LLC PROPERTY (PLAT BOOK 58, PAGE 324). THENCE ALONG LOT 9 AND AN UNNUMBERED LOT SOUTH 34° 19' 56" EAST, A DISTANCE OF 587.63 FEET TO A POINT, SAID POINT A CORNER TO A 3.209 ACRE TRACT, FIRST BANK & TRUST COMPANY (PLAT BOOK 55, PAGE 222) AND LOT 2, BLOCK 2 WEST HOLSTON HILLS (PLAT BOOK 4, PAGE 10).

THENCE ALONG LOT 2 SOUTH 70° 22' 40" WEST, A DISTANCE OF 98.74 FEET TO A POINT, SAID POINT A CORNER TO LOT 1, BLOCK 2, WEST HOLSTON HILLS. THENCE ALONG LOT 1 SOUTH 70° 22' 40" WEST, A DISTANCE OF 346.83 FEET TO A POINT, SAID POINT LOCATED ON THE NORTHERLY TERMINUS OF WESLEY ROAD. THENCE ALONG SAID TERMINUS SOUTH 70° 22' 40" WEST, A DISTANCE OF 54.85 FEET TO A POINT AND SOUTH 26° 38' 09" WEST, A DISTANCE OF 17.79 FEET TO A POINT, SAID POINT A CORNER TO UNITED STATES OF AMERICA (DEED BOOK 125A, PAGE 91). THENCE ALONG UNITED STATES OF AMERICA SOUTH 28° 58' 52" WEST, A DISTANCE OF 65.25 FEET TO A POINT, LOCATED ON THE NORTH BANK OF THE SOUTH HOLSTON RIVER. THENCE ALONG SAID BANK THE FOLLOWING CALLS: SOUTH 86° 05' 00" WEST, A DISTANCE OF 37.74 FEET TO A POINT; NORTH 80° 37' 00" WEST, A DISTANCE OF 75.86 FEET TO A POINT; NORTH 65° 36' 00" WEST, A DISTANCE OF 96.97 FEET TO A POINT; NORTH 53° 36' 00" WEST, A DISTANCE OF 146.88 FEET TO A POINT; NORTH 59° 15' 00" WEST, A DISTANCE OF 125.72 FEET TO A POINT; NORTH 75° 30' 00" WEST, A DISTANCE OF 120.09 FEET TO A POINT; NORTH 51° 37' 00" WEST, A DISTANCE OF 44.81 FEET TO A POINT; NORTH 21° 34' 00" WEST, A DISTANCE OF 32.28 FEET TO A POINT; NORTH 57° 58' 00" WEST A DISTANCE OF 216.23 FEET TO A POINT; NORTH 50° 58' 00" WEST, A DISTANCE OF 182.63 FEET TO A POINT; NORTH 65° 14' 00" WEST, A DISTANCE OF 151.49 FEET TO A POINT; NORTH 57° 30' 00" WEST, A DISTANCE OF 209.42 FEET TO A POINT; NORTH 52° 44' 00" WEST, A DISTANCE OF 95.39 FEET TO A POINT; NORTH 47° 13' 00" WEST, A DISTANCE OF 186.64 FEET TO A POINT; NORTH 42° 25' 00" WEST, A DISTANCE OF 60.73 FEET TO A POINT; NORTH 34° 46' 00" WEST. A DISTANCE OF 117.50 FEET TO A POINT; NORTH 13° 13' 00" WEST, A DISTANCE OF 79.67 FEET TO A POINT; NORTH 05° 02' 00" EAST, A DISTANCE OF 94.33 FEET TO A POINT; NORTH 44° 00' 00" EAST, A DISTANCE OF 211.67 FEET TO A POINT; NORTH 25° 25' 00" EAST, A DISTANCE OF 209.97 FEET TO A POINT; AND NORTH 28° 40' 00" EAST, A DISTANCE OF 150.00 FEET TO A POINT, SAID POINT A CORNER TO LOT 23, CLIFFSIDE DEVELOPMENT (PLAT BOOK 4, PAGE 206A). THENCE LEAVING SAID BANK AND ALONG LOT 23 NORTH 86° 58' 49" EAST, A DISTANCE OF 380.17 FEET TO A POINT AND NORTH 17° 59' 49" EAST, A DISTANCE OF 313.79 FEET TO A POINT, SAID POINT A CORNER TO LOT 21. THENCE ALONG LOT 21 NORTH 79° 12' 28" EAST, A DISTANCE OF 152.31 FEET TO A POINT; NORTH 70° 51' 07" EAST, A DISTANCE OF 154.12 FEET TO A POINT AND NORTH 30° 25' 53" WEST, A DISTANCE OF 330.35 FEET TO A POINT, SAID POINT A CORNER TO LOT 19. THENCE ALONG LOT 19 NORTH 50° 47' 55" EAST, A DISTANCE 23.69 FEET TO A POINT, SAID POINT A CORNER TO LOT 6, FIRST SOUTHEAST DEVELOPMENT LLC PROPERTY (PLAT BOOK 58, PAGE 271). THENCE ALONG LOT 6 SOUTH 30° 25' 53" EAST, A DISTANCE OF 375.06 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 20.235 ACRES, MORE OR LESS AND IS A PART OF TRACT B RIVERBEND DEVELOPMENT (PLAT BOOK 55, PAGE 50).

SECTION II. That the mayor, or in his absence, incapacity, or failure to act, the vice-mayor, is authorized to execute, in a form approved by the city attorney, appropriate deeds, and all other documents necessary and proper to convey the real property described in Section I hereinabove to the Industrial Development Board of the City of Kingsport, Tennessee.

SECTION III. That this resolution shall take effect from and after its adoption, the public welfare requiring it.

ADOPTED this the 20th day of June, 2023.

---

PATRICK W. SHULL, MAYOR

ATTEST:

---

ANGELA MARSHALL, DEPUTY CITY RECORDER

APPROVED AS TO FORM:

---

RODNEY B. ROWLETT, III, CITY ATTORNEY