

RESOLUTION NO. 32940

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO EXECUTE THE NOTICE OF LIMITATION OF USE, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE PROPERTY AT 1816 GRAY ROAD, FURTHER IDENTIFIED AS TAX MAP NO. 159B-A-003, AS A REQUIREMENT OF THE ACQUISITION PROCESS THAT WAS COMPLETED WITH THE FEDERAL ASSISTANCE PROVIDED BY THE NATIONAL PARK SERVICE OF THE DEPARTMENT OF THE INTERIOR IN ACCORDANCE WITH THE LAND AND WATER CONSERVATION FUND ACT.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, it is hereby authorizing the Administrator for the Department of Economic Development to execute the Notice of Limitation of Use, in substantially the form attached, for the property at 1816 Gray Road, further identified as Tax Map No. 159B-A-003, as a requirement of the acquisition process that was completed with the federal assistance provided by the National Park Service of the Department of the Interior in accordance with the Land and Water Conservation Fund Act.

ADOPTED: July 21, 2026

/mem

This Instrument Prepared By:

Tax Map Number 159B-A-003, Book 14245, Page 382

**Andrew S. Trundle, Esq.**  
**Office of the City Attorney**  
**100 E. 11<sup>th</sup> Street, Suite 200**  
**Chattanooga, TN 37402**

**NOTICE OF LIMITATION OF USE**

The property identified in the attached general warranty deed has been acquired or developed with federal financial assistance provided by the National Park Service of the Department of the Interior in accordance with the Land and Water Conservation Fund Act of 1965 as amended, 16 U.S.C. 4601-5 et seq. (1970 ed.). Pursuant to a requirement of that law, this property may not be converted to other than public outdoor recreation uses (whether by transfer, sale, or in any other manner) without the express written approval of the Secretary of the Interior. By law, the Secretary shall approve such conversion only if he finds it to be in accord with the then existing comprehensive statewide outdoor recreation plan and only upon such conditions as he or she deems necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonable equivalent usefulness and location.

Signature \_\_\_\_\_

RICHARD J. BEELAND, Administrator of Economic Development

Applicant:

City of Chattanooga  
101 E. 11<sup>th</sup> Street, Suite G-18  
Chattanooga, TN 37402  
Phone: 423-643-7502

Date \_\_\_\_\_

Address(es) under this protection: 1816 Gray Road, Chattanooga, TN 37421

STATE OF TENNESSEE, COUNTY OF HAMILTON

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me personally appeared **Richard J. Beeland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Administrator of Economic Development** for the **City of Chattanooga**, and in his/her official capacity, and that he/she as such official, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the City, by him/herself, as such official.

Notary Public: \_\_\_\_\_

My commission expires: \_\_\_\_\_

20260515

Prepared by and return to:  
 Hon & Kopet, Attorneys  
 Title Guaranty & Trust Company  
 617 Walnut Street  
 Chattanooga, TN 37402

Book/Page: **GI 14245 / 382**  
 Instrument: 2026033100187  
 6 Page WARRANTY DEED  
 Recorded by JMS on 3/31/2026 at 11:18 AM  
 DEED RECORDING FEE 30.00  
 DATA PROCESSING FEE 2.00  
 TOTAL FEES \$32.00  
 State of Tennessee Hamilton County Register of Deeds **MARC GRAVITT**

TGT/bk/26/20260515

| NAME & ADDRESS OF NEW OWNERS:                                                                                         | SEND TAX BILLS TO:                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| City of Chattanooga<br>c/o Real Property Office<br>101 E. 11 <sup>th</sup> Street, Suite G18<br>Chattanooga, TN 37402 | City of Chattanooga (TAX EXEMPT)<br>Treasurer's Office<br>101 E. 11 <sup>th</sup> Street, Suite 100<br>Chattanooga, TN 37402 |
| Tax Map/Parcel No.: 159B-A-003                                                                                        |                                                                                                                              |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 (\$1.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE TRUST FOR PUBLIC LAND, a California nonprofit corporation**, herein the Grantor, does hereby sell, transfer and convey unto the **CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation**, herein the Grantee, its successors and assigns, the following described property:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Land located in the City of Chattanooga, Hamilton County Tennessee. Being the properties of Nickey A. Bowman and Peggy H. Bowman, of record in Deeds: Book 1965, Page 860, Book 3866, Page 372, and Book 3251, Page 76; and the property of Peggy H. Bowman, Trustee of the Peggy H. Bowman Qualified Personal Residence Trust, Under Agreement dated November 21, 2006, of record in Deed Book 8192, Page 420, also known as Lots 8 and 9, Re-subdivision Jane Gray's Subdivision, of record in Plat Book 20, Page 89; all in the Register's Office, Hamilton County, Tennessee, (ROHC). and being more particularly described (relative to the Tennessee State Plane Coordinate System, North American Datum of 1983 [NAD83]), as follows:

BEGINNING at a five-eighths-inch Iron Rod found at the Southeast Corner of the property known as Lot 10, aforesaid Plat Book 20, Page 89, ROHC, said point located at Tennessee State Plane Coordinates: North N: 251,112.66 feet, E: 2,224,103.67 feet, NAD83;

Thence North 21 Degrees 53 Minutes 42 Seconds East, along the Southeast Line of said Lot 10, a distance of 110.10 feet to a five-eighths-inch Iron Rod found;

Thence North 65 Degrees 49 Minutes 29 Seconds West, along the common Line of Lots 9 and 10, aforesaid Subdivision, a distance of 241.30 feet to a one-half-inch Iron Rod found;

Thence North 17 Degrees 30 Minutes 31 Seconds East, along the monumented Southeast Right-of-Way Line of Gray Road, same being the Northwest Line of Lots 8 and 9, said Subdivision, a distance of 221.28 feet to a five-eighths-inch Iron Rod found;

Thence South 66 Degrees 11 Minutes 50 Seconds East, along the common Line of Lot 7 and 8, said Subdivision, 247.14 feet to a one-half-inch Iron Rod found;

Thence South 19 Degrees 02 Minutes 58 Seconds West, along the Southeast Line of said Lot 8 and 9, said Subdivision, a distance of 116.98 feet to a Capped Iron Rod Set;

Thence South 66 Degrees 38 Minutes 45 Seconds East, along the Northeast line of aforesaid Deed Book 3251, Page 76, ROHC, a distance of 16.05 feet to a Capped Iron Rod Set, the Southwest Corner of the property of record in aforesaid Deed Book 1962, Page 860, ROHC;

Thence North 19 Degrees 02 Minutes 58 Seconds East, along the Northwest Line of said Deed, and the Southeast Line of a sixteen-foot-wide strip reserved for road purposes noted in said Deed, a distance of 117.86 feet to a point which lies 16 feet Southeast of a one-half-inch Iron Rod found at the Northeast Corner of aforesaid Lot 8;

Thence North 21 Degrees 24 Minutes 38 Seconds East, continuing along said Line, a distance of 543.34 feet to a point 20 feet Northeast of a one-half-inch Iron Rod found in the Southwestern Right-of-Way Line of Igou Gap Road, said Right-of-Way Line of record in Deed Book 3688, Page 902, ROHC;

Thence generally Southeast, along the generally Northeast Lines of said Deed 1962, Page 860, ROHC, the following courses and distances:

Thence South 66 Degrees 37 Minutes 07 Seconds East, along the Northeast Line of a distance of 603.34 feet;

Thence North 23 Degrees 22 Minutes 53 Seconds East, a distance of 100.00 feet to a Capped Iron Rod set;

Thence South 66 Degrees 37 Minutes 07 Seconds East, a distance of 201.34 feet to a point in the center of Mackey Branch, which is the Southeastern Line of the property of record in said Deed 1962, Page 860, ROHC, said corner lies 30 feet Southeast of a Capped Iron Rod set in said Line ;

Thence Southwest, following the centerline of said Branch, the following Chord courses and distances:

Thence South 72 Degrees 31 Minutes 05 Seconds West, a distance of 91.71 feet;

Thence South 33 Degrees 00 Minutes 44 Seconds West, a distance of 60.86 feet;

Thence South 62 Degrees 48 Minutes 08 Seconds West, a distance of 197.45 feet;

Thence South 36 Degrees 00 Minutes 36 Seconds West, a distance of 228.14 feet to a point in said Branch which lies 20 feet Northwest of a one-half-inch Iron Rod found;

Thence South 42 Degrees 32 Minutes 15 Seconds West, a distance of 280.72 feet to a point in said Branch which lies 13.3 feet Southeast of a one-half-inch Iron Rod found;

Thence North 66 Degrees 38 Minutes 45 Seconds West, leaving said Branch and long the South Line of aforesaid Deed 1962, Page 860, ROHC, a distance of 100.90 feet to a five-eighths-inch Iron Rod found;

Thence South 23 Degrees 15 Minutes 59 Seconds West, leaving said line and along the Southeast Line of aforesaid Deed Book 3251, Page 76, a distance of 643.66 feet to a one-half-inch Iron Rod found;

Thence North 67 Degrees 01 Minutes 53 Seconds West, along the Southwest Line of said Deed, a distance of 350.75 feet;

Thence Northeast, along the monumented Northwest Line of said Deed Book 3251, Page 76 ROHC, the following courses and distances:

Thence North 25 Degrees 25 Minutes 05 Seconds East, a distance of 119.94 feet to a five-eighths-inch Iron Rod found;

Thence North 25 Degrees 29 Minutes 07 Seconds East, a distance of 106.05 feet to a five-eighths-inch Iron Rod found;

Thence North 25 Degrees 48 Minutes 29 Seconds East, a distance of 102.75 feet to a five-eighths-inch Iron Rod found;

Thence North 65 Degrees 26 Minutes 52 Seconds West, along the Southwest Line of the property of record in aforesaid Deed Book 3866, Page 372, ROHC a distance of 225.00 feet to a point on the Southeast Right-of-Way Line of Gray Road, said point lies 6.5 feet Southeast of a one-inch Open-Top Iron Pipe found;

Thence North 20 Degrees 14 Minutes 17 Seconds East, along said Right-of-Way Line, a distance of 103.07 feet, said point lies 7.5 feet Southeast of a five-eighths-inch Iron Rod found;

Thence South 65 Degrees 22 Minutes 45 Seconds East, along the Southwest Line of aforesaid Lot 10, Jane Gray Re-subdivision, a distance of 233.10 feet to the POINT OF BEGINNING.

Property described herein contains 15.62 Acres, more or less, and is shown on that survey by Dixon G. Brackett, TNRLS #2494, dated January 27, 2026, and being Project No. 25-024.

Being the same property conveyed to THE TRUST FOR PUBLIC LAND, a California corporation, from GREGORY A. BOWMAN and D. WESLEY BOWMAN, SUCCESSOR TRUSTEES of the Peggy H. Bowman Qualified Personal Residence Trust, U/A dated November 21, 2006 by Warranty Deed dated 3-27-26 and recorded \_\_\_\_\_, in Book 14245, Page 300, in the Register's Office of Hamilton County, Tennessee, and by Quitclaim Deed dated 3-27-26 and recorded \_\_\_\_\_, in Book 14245, Page 375, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

Slope Easement and Right-of-Way Easement as set out in instrument recorded in Book 3688, Page 902, in the Register's Office of Hamilton County, Tennessee.

Easement for sewer line from David N. Coffey and wife, Agnes E. Coffey, to the City of Chattanooga, Tennessee, as set out in instrument recorded in Book 3240, Page 82, in the Register's Office of Hamilton County, Tennessee.

Easement for sewer line from Nickey A. Bowman and wife, Peggy H. Bowman, to the City of Chattanooga, Tennessee, as set out in instrument recorded in Book 2918, Page 790, in the Register's Office of Hamilton County, Tennessee.

Easement for sewer line from Ethel C. Cummings and Hazel C. Danyew to the City of Chattanooga, Tennessee, as set out in instrument recorded in Book 2918, Page 785, in the Register's Office of Hamilton County, Tennessee.

Easement for sewer line line from Nickey A. Bowman and wife, Peggy Helton Bowman, to the City of Chattanooga, Tennessee, as set out in instrument recorded in Book 2918, Page 781, in the Register's Office of Hamilton County, Tennessee.

Reservation of a strip of land for road purposes along the Western line, said strip being sixteen (16) feet wide by 650 feet long, set out in that instrument recorded in Book 1962, Page 860, in the Register's Office of Hamilton County, Tennessee.

Easement for power line from C. Emmett Terrell, Jr. and wife, Adeline Terrell, to the Electric Power Board of Chattanooga (EPB), as set out in instrument recorded in Book 1309, Page 556, in the Register's Office of Hamilton County, Tennessee.

Ditch as shown, described or noted on plat recorded in Plat Book 20, Page 39, in the Register's Office of Hamilton County, Tennessee.

All notes, stipulations, restrictions, easements, conditions, and regulations as shown, described or noted on recorded plat in Plat Book 13, Page 6 and Plat Book 20, Page 39, in the Register's Office of Hamilton County, Tennessee.

All notes, stipulations, restrictions, easements, conditions, and regulations as shown, described or noted on recorded plat in Deed Book "I", Volume 28, Page 565, in the Register's Office of Hamilton County, Tennessee.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever in fee simple. The Grantor covenants that it is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that title thereto is clear, free and unencumbered, except as hereinabove mentioned, and will forever warrant and defend the same against all lawful claims.

TO BE EFFECTIVE as of the 27<sup>th</sup> day March 2026.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, THE TRUST FOR PUBLIC LAND, a California nonprofit corporation, has caused these presents to be executed to be effective as of the 27<sup>th</sup> day of March, 2026.

THE TRUST FOR PUBLIC LAND, a  
California nonprofit corporation

By: [Signature]

Name: NOEL DURANT

Title: STATE DIRECTOR

STATE OF TN  
COUNTY OF Hamilton

On this 23 day of March, 2026, before me personally appeared NOEL DURANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the STATE DIRECTOR of THE TRUST FOR PUBLIC LAND, a California nonprofit corporation, the within named bargainor, and that as such STATE DIRECTOR, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of THE TRUST FOR PUBLIC LAND, a California nonprofit corporation, by himself/herself as such STATE DIRECTOR.

Witness my hand and Notarial Seal.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 10/25/27

STATE OF TENNESSEE  
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$EXEMPT at the date of agreement, which amount is equal to or greater than the amount which the property would have commanded at a fair and voluntary sale.

*[Signature]*  
AFFIANT

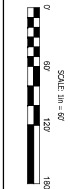
Sworn and subscribed before me this 25<sup>th</sup> day of March 2026.



*Erika Robinson*  
NOTARY PUBLIC

My Commission Expires: 8-23-2027



[illegible]

| Deed                     | Owner                                                                                                                       | "Tract" * |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------|
| Deed Book 8100, Page 420 | Peggy H. Bowman, Trustee of the Peggy H. Bowman Qualified Personal Residence Trust, Under Agreement dated November 21, 2006 | "Tract 1" |
| Deed Book 1962, Page 880 | Nicky A. Bowman and wife, Peggy H. Bowman                                                                                   | "Tract 2" |
| Deed Book 3866, Page 372 | Nicky A. Bowman and wife, Peggy H. Bowman                                                                                   | "Tract 3" |
| Deed Book 3251, Page 76, | Nicky A. Bowman and wife, Peggy H. Bowman                                                                                   | "Tract 4" |

[illegible][illegible]

### **SURVEYOR'S CERTIFICATION**

Dillon G. Brackbill TM 015 Rev. 10/03

1816 GRAY ROAD  
CITY OF CHATTANOOGA, HAMILTON COUNTY TENNESSEE

earthworx, llc  
4300 North Access Road Suite C  
Chattanooga, Tennessee 37421  
(423) 892-4780