

**CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL AGENDA
November 19th, 2024 @ 5:30 P.M.
City Hall Board Room**

Pursuant to a call by Mayor Hobbs there will be a Special Called Board of Mayor and Alderman Board Meeting on Tuesday, November 19th, 2024, at 5:30 p.m. for the following:

1. INVOCATION:

2. PLEDGE TO THE FLAG

3. ROLL CALL

4. MINUTES

- 11-5-24 BOMA Meeting Minutes

5. CORRESPONDENCE

6. COMMENTS FROM CITIZENS

7. ANNOUNCEMENTS FROM MAYOR

8. COMMITTEE AND COMMISSION REPORTS

*Safety *Finance *Street *Water & Sewer *Recreation *Tourism *Planning & Zoning
*Information Systems *Historic Zoning

9. RESOLUTIONS AND ORDINANCES

Resolutions:

- a) A resolution adopting a plan of services preliminary to annexation of One and Ninety-Seven/Hundredths (1.97) acres of property owned by Manchester Villas LLC, located on 3180 Murfreesboro Hwy; sponsored by Vice Mayor Messick.
- b) A resolution annexing One and 97/100 (1.97) acres of property owned by Manchester Villas, LLC, located at 3180 Murfreesboro Highway; sponsored by Vice Mayor Messick.
- c) A resolution adopting a Plan of Services preliminary to annexation of Ninety-Nine (99) acres of property owned by Robert and Shonta Gilley, located on Murfreesboro Hwy.; sponsored by Vice Mayor Messick.
- d) A resolution annexing Ninety-Nine and 00/100 (99) acres of property owned by Robert and Shonta Gilley, located on Murfreesboro Hwy; sponsored by Vice Mayor Messick.
- e) A resolution adopting a Plans of Services preliminary to annexation of Ten and Thirty-Seven/Hundredths (10.37) acres of property owned by Donald Parker, located on Sissom Lane; sponsored by Vice Mayor Messick.
- f) A resolution annexing ten and 37/100 (10.37) acres of property owned by Donald Parker, located on Sissom Lane; sponsored by Vice Mayor Messick.
- g) A resolution authorizing a contract to purchase and install a 115-500-ton Trane Chiller replacement and water pumps at a total cost of Three Hundred Ninety-Five Thousand Nine Hundred Sixteen and 00/100 Dollars (\$395,916.00), for the recreation center out of the FY 2025-2026 budget; sponsored by Alderman Anderson. (recalled by Vice Mayor Messick)

Ordinances:

- a) 2nd reading of an ordinance to amend Manchester Municipal Code 14-707 relative to Absolute Minimum Lot Size; sponsored by Vice Mayor Messick.
- b) 2nd reading of an ordinance to amend Manchester Municipal Code 14-516 relative to Temporary Political Signs; sponsored by Vice Mayor Messick.
- c) 2nd reading of an ordinance rezoning property owned by J.J. Manchester LLC., located on Hospitality Blvd. and recently annexed into the City, from RS-1 to C-2.; sponsored by Vice Mayor Messick.
- d) 1st reading of an ordinance rezoning that property owned by Manchester Villas, LLC, on 3180 Murfreesboro Highway and recently annexed into the City; sponsored by Vice Mayor Messick.
- e) 1st reading rezoning that property owned by Robert and Shonta Gilley, on Murfreesboro Highway and recently annexed into the City; sponsored by Vice Mayor Messick.
- f) 1st reading of an ordinance rezoning that property owned by Donald Parker, on Sissom Lane and recently annexed into the City; sponsored by Vice Mayor Messick.

10. OLD BUSINESS

11. NEW BUSINESS

Manchester Housing Authority Appointment (Mayoral Appointment)

- Reapplied Tracy Nester

12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN

13. ADJOURNMENT:

www.cityofmanchestertn.com

RESOLUTION NO. _____

A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF ONE AND NINETY SEVEN/HUNDREDTHS (1.97) ACRES OF PROPERTY OWNED BY MANCHESTER VILLAS, LLC, LOCATED ON 3180 MURFREESBORO HWY.

WHEREAS Manchester Villas, LLC owns certain property located at 3180 Murfreesboro Highway, which it has requested the City to annex, described as follows:

Map 68, Group __, Parcel 061.00

BEGINNING AT A WOODEN CORNER POST LYING ON THE EAST MARGIN OF MURFREESBORO HIGHWAY (120' R.O.W.), ALSO BEING THE SOUTHERN-MOST CORNER OF GILLEY (DB 408, P. 905; ROCCTN); THENCE LEAVING THE ROAD MARGIN AND ALONG A FENCE BEING GILLEY'S BOUNDARY LINE NORTH 51 DEGREES 57 MINUTES 42 SECONDS EAST 405.53 FEET TO A WOODEN CORNER POST; THENCE SOUTH 44 DEGREES 18 MINUTES 39 SECONDS EAST 214.96 FEET TO A WOODEN CORNER POST; THENCE SOUTH 55 DEGREES 16 MINUTES 15 SECONDS WEST 76.25 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST 338.19 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND ON THE EAST MARGIN OF MURFREESBORO HIGHWAY; THENCE ALONG SAID HIGHWAY MARGIN NORTH 42 DEGREES 05 MINUTES 13 SECONDS WEST 208.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.97 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN R.L.S. #1851, 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON JULY 27, 2022.

and

WHEREAS, prior to annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS the Plan of Services is set forth in the attached documents generated by the Water and Sewer Department dated July 15, 2024; Police Department dated July 3, 2024; Manchester Fire-Rescue dated July 3, 2024; City of Manchester Street Department dated July 11, 2024; Finance Office dated July 11, 2024; Health and Codes Department dated July 3, 2024; Manchester City Schools dated July 11, 2024 and the Manchester Parks and Recreation Department dated July 11, 2024; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting July 15, 2024, and it generated its written report dated August 29, 2024, as required by T.C.A. 6-51-102, a copy of which is attached hereto; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on both the Plan of Services and annexation on October 24, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Plan of Services attached hereto be adopted in conjunction with the annexation of the following described property owned by Manchester Villas, LLC:

BEGINNING AT A WOODEN CORNER POST LYING ON THE EAST MARGIN OF MURFREESBORO HIGHWAY (120' R.O.W.), ALSO BEING THE SOUTHERN-MOST CORNER OF GILLEY (DB 408, P. 905; ROCCTN); THENCE LEAVING THE ROAD MARGIN AND ALONG A FENCE BEING GILLEY'S BOUNDARY LINE NORTH 51 DEGREES 57 MINUTES 42 SECONDS EAST 405.53 FEET TO A WOODEN CORNER POST; THENCE SOUTH 44 DEGREES 18 MINUTES 39 SECONDS EAST 214.96 FEET TO A WOODEN CORNER POST; THENCE SOUTH 55 DEGREES 16 MINUTES 15 SECONDS WEST 76.25 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST 338.19 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND ON THE EAST MARGIN OF MURFREESBORO HIGHWAY; THENCE ALONG SAID HIGHWAY MARGIN NORTH 42 DEGREES 05 MINUTES 13 SECONDS WEST 208.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.97 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN R.L.S. #1851, 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON JULY 27, 2022.

Resolved this _____ day of October, 2024.

Joey Hobbs Mayor

Anthony Burrows, Finance Director



CITY OF MANCHESTER

HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



August 20, 2024

Board of Mayor and Aldermen
City of Manchester
200 West Fort St.
Manchester, TN 37355

Re: 3180 Murfreesboro Hwy. Annexation Request
(Approximately 1.97 acres)

Ladies and Gentlemen:

Pursuant to T.C.A. § 6-51-102(b)(4), the Manchester Regional Planning Commission (the “Planning Commission”) issues this written report after study of the proposed plan of services (the “Plan of Services”) for the property currently owned by Manchester Villas, LLC described in Warranty Deed Book 425 pages 186-189, in the Register’s Office of Coffee County, Tennessee. The Planning Commission believes that the Plan of Services adequately addresses the scope of services identified in T.C.A. § 6-51-102 as well as the timing of the services. The developer will be responsible for providing adequate water and sewer infrastructure as well as TDEC approval and any easements to the development. Police and Public Works stated they may require additional staff and equipment upon development. Manchester City Schools stated they are near capacity. The School system has began a 3 year process to plan for construction of new school buildings by purchasing property for such construction. Parks and recreation state the need for additional park land with the continued addition of residents. While on site hydrants or additional public hydrants may be required, Chief Chambers stated the Department will provide services. All other departments will provide services as well.

Following the aforementioned study at its duly called meeting on July 15, 2024, the Planning Commission voted to recommend approval of the Plan of Services and annexation of the property.

Sincerely,

MARK A. WILLIAMS, CHAIRMAN
MANCHESTER PLANNING COMMISSION

MAW/mt

Cc: Brittany Fiske, Community Development and Zoning Director



CITY OF MANCHESTER

HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



July 3, 2024

Re: Plan of service for the proposed annexation of a portion of property owned by Manchester Villas LLC located at 3180 Murfreesboro Hwy. This property contains approximately 1.97 acre. The owner is requesting the property be zoned R-4 high density residential upon annexation (see attached requirements).

Planning, Zoning and Inspection Services:

The Planning and Zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

Any inspection services now provided by the City (Building, mechanical, plumbing, gas, housing, etc.) will begin in the annexed area on the effective date of annexation.

This property is currently not in compliance with both property maintenance codes and current building codes. The property would need to be brought up to city standard before occupancy would be allowed.

Sincerely,

A handwritten signature in cursive script that reads "Brittany Fiske".

Brittany Fiske

Community Development and Zoning Director



Manchester City Schools

Dr. Joey Vaughn, Director

215 E Fort Street

Manchester, TN 37355

Office: (931)728-2316 Fax (931)728-7075

"Every Child Matters"

July 11, 2024

Ms. Brittany Fiske
Community Development and Zoning Director
200 W. Fort Street
Manchester, TN 37355

**RE: Plan of Service – Proposed Annexation of Property Owned by
Manchester Villas LLC – 3180 Murfreesboro Hwy.**

Ms. Fiske:

If the property being annexed is developed residential, below are the needs to support the Plan of Service.

- Until plans for potential development are submitted, it will be impossible to predict the number of schools needed.
- Manchester City Schools will need to construct new school buildings.
- We will need three (3) years to plan for such growth in order to construct a new school.

We will do our best to serve and accommodate these new families with the assistance of the Mayor and Aldermen in the future.

Sincerely,

Dr. Joey Vaughn
Director of Schools



WAREHOUSE (931) 728-1273

BILLING OFFICE (931) 728-7171

July 15, 2024

Brittany Fiske
Director of Health & Codes
200 W. Fort Street
Manchester, TN 37355

Re: Plan of Service for Proposed Annexation of Property, 1.97 Acres, 3180 Murfreesboro Hwy

Ms. Fiske,

Water

There is an 8" PVC water main that runs along Murfreesboro Hwy on the same side of the roadway. Currently there is a 1" water meter on the property that is not being used.

Sewer

As shown on the attached map, sewer is not immediately available for the property. The nearest 8" gravity main is on the opposite side of the Hwy just south/east of the property approximately ¼ miles away.

Any easements needed for a project would be the developer's responsibility. Prior to acceptance of any infrastructure, those easements would need to be conveyed to the City of Manchester Water & Sewer Department.

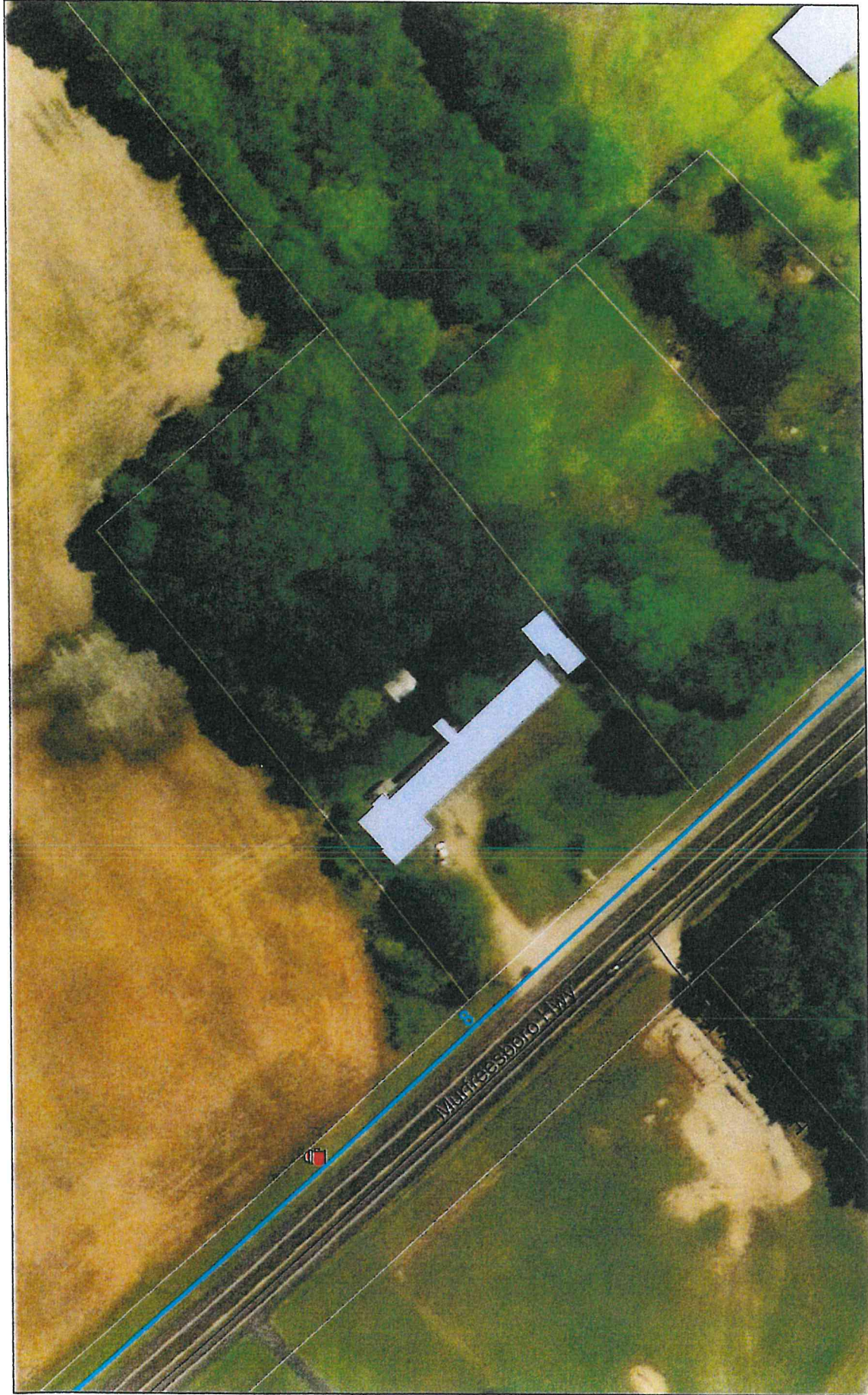
A map of the approximate location of the utilities has been attached for reference.

** Note: 1) No demand numbers were indicated for this annexation. It would be necessary for any developers to generate the demand for any proposed project and with the concurrence of the City Engineer, make the determination if the infrastructure is adequate. Any necessary upgrades to the infrastructure would be at the cost of the developer.

** Note: 2) Every new connection to the sewer system requires state approval. Recently the response time from the State has been increased. Based on recent experience; it is not possible for the City to predict when the State may act on an approval request. The City is under and Agreed Order with the Tennessee Department of

Environment and Conservation (TDEC) due to the existing condition of some portions of the system. There is an area of concern directly downstream of this proposed property annexation; therefore, TDEC will be reviewing closely the design plans as well as the proposed sewer volume submitted for approval to TDEC by your firm. MWSD will provide any requested information to RDEC as they review your design plan including recent sewer rehabilitation efforts in the area to help support your submittal; however, MWSD cannot give a commitment that TDEC will approve connection of the proposed development.

June 11 2024

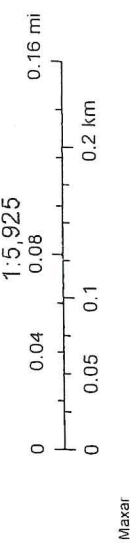


7/15/2024

June 11 2024



7/15/2024





MANCHESTER FIRE-RESCUE

1509 Hillsboro Blvd
Manchester, TN 37355
Phone 931-728-2999

George J. Chambers III, Fire Chief
gchambers@cityofmanchestertn.com

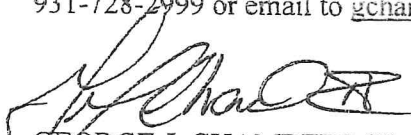
3 July 2024

REPLY TO
ATTN OF: Community Development and Zoning Director

SUBJECT: Plan of Service for Proposed Annexation of Property Owned by Manchester Villas LLC, located at 3189 Murfreesboro Hwy, 1.97 acres and existing Structure

Manchester Fire-Rescue would provide automatic fire protection services for this property when annexed into the City of Manchester. This includes fire response, hazardous materials response, preplanning, fire inspection services and fire prevention and safety training. Biggest concern may be adequate water pressure. Not sure of the water pressure for the hydrants on Murfreesboro Hwy, as they are county hydrants and have not been flowed tested. They would need to be flow tested. If plans are to convert the existing facility to an apartment building it would need to meet all current codes and standards that would apply to new construction.

For any questions concerning this please feel free to contact Manchester Fire-Rescue at 931-728-2999 or email to gchambers@cityofmanchestertn.com.



GEORGE J. CHAMBERS III
Chief, Manchester Fire-Rescue



CITY OF MANCHESTER

FINANCE OFFICE
200 W. FORT STREET
MANCHESTER, TENNESSEE 37355

3-STAR COMMUNITY



Award Recognition for Community Preparedness

July 11, 2024

To: Brittany Fiske

From: Anthony Burrows

Re: Plan of Service for the annexation of the Manchester Villas property located at 3180 Murfreesboro Hwy.

The Finance Department's Plan of Service will be for the collection of property taxes. The Finance Department will accept payment of these property tax payments through all means available and authorized by the City of Manchester.

If you have any questions or need additional information, please let me know.

Sincerely,

Anthony Burrows
Finance Director



557 N. Woodland St.

Manchester, TN 37355

Office: (931) 728-0273

Cell: (931) 952-9043

Email: ajfox@cityofmanchestertn.com

Brittany Fiske
Community Development and Zoning Director
200 W. Fort St.
Manchester, TN 37355

July 11, 2024

Re: Plan of Service for Manchester Villas LLC – Located at 3180 Murfreesboro Hwy.

Dear Community Development and Zoning Director Fiske,

The Parks and Recreation Department will provide the same level of service to the owner of this property. We provide services to both city residents and rural residents. Any citizen who lives on the property would receive a discounted city resident rate for the recreation center.

As the City of Manchester continues to grow, I would like to bring to your attention that the recommended standard of available park land to residents by the National Parks and Recreation Association is 10 acres per 1,000 residents. Considering the United States Census Bureau population estimate from July 1, 2022, the population of the city exceeds the amount of current park acreage. We are serving an estimated 13,020 residents with 109 acres of park land.

Sincerely,

A handwritten signature in black ink that reads "A.J. Fox".

A.J. Fox
Parks and Recreation Director

PLAN OF SERVICE

CITY OF MANCHESTER, STREET DEPARTMENT

**Proposed Annexation of 1.97 acres located at 3180 Murfreesboro Hwy,
owned by Manchester Villas LLC**

July 11, 2024

1. Provide Sanitation Service (Contracted presently through Republic Services)
2. Provide pickup service of Brush and Junk (old appliances, furniture etc...)
3. Provide Leaf Service to the annexed property
4. Provide signs for street names, stop signs, speed limit etc. (If Applicable)
5. Provide clearing of storm drains as necessary. (If located on City Property)
6. Provide animal control in this area.
7. Remove litter and debris from road shoulders as needed. (If on City Property)
8. Mow road shoulders as needed. (If on City Property)
9. Maintain roadway (once roadway meets city standards).
10. Any entrances or exits would need to be approved by the State
11. More Public Works personnel needed
12. More Public Works equipment needed

These services would be provided as soon as there is a final board approval. It could take up to a week for Republic Services to deliver carts to the Residential and or dumpsters to Commercial Property.

.....

200 West Fort St.
Manchester Tennessee 37355
931-728-2099
931-728-4673
931-723-1591 Fax

Manchester Police Department

July 3rd, 2024

To: Brittany Fiske

From: Adam Floied
Assistant Chief of Police

Ref: Plan of service for 3180 Murfreesboro Hwy.

This is a response to a Plan of Service request for property owned by Manchester Villas LLC, property at 3180 Murfreesboro Hwy. There is a concern with the growing population and neighborhood, commercial, industrial and apartment complex developments, that we will need to increase our patrol staff and fleet to be able to provide adequate police services to the increasing population. The addition of this property could impact our patrol staff call volume and responsibilities. Manchester Police Department is committed to providing police services to all properties within the city limits, including this property, if annexed.

Respectfully,


Adam Floied
Assistant Chief of Police

.....

RESOLUTION NO. _____

A RESOLUTION ANNEXING ONE AND 97/100 (1.97) ACRES OF PROPERTY OWNED BY MANCHESTER VILLAS, LLC, LOCATED AT 3180 MURFREESBORO HIGHWAY

WHEREAS Manchester Villas, LLC, owns certain property located at 3180 Murfreesboro Highway, which he has requested in writing that the City annex, described as follows:

Map 68 Parcel 61.00

BEGINNING AT A WOODEN CORNER POST LYING ON THE EAST MARGIN OF MURFREESBORO HIGHWAY (120' R.O.W.), ALSO BEING THE SOUTHERN-MOST CORNER OF GILLEY (DB 408, P. 905; ROCCTN); THENCE LEAVING THE ROAD MARGIN AND ALONG A FENCE BEING GILLEY'S BOUNDARY LINE NORTH 51 DEGREES 57 MINUTES 42 SECONDS EAST 405.53 FEET TO A WOODEN CORNER POST; THENCE SOUTH 44 DEGREES 18 MINUTES 39 SECONDS EAST 214.96 FEET TO A WOODEN CORNER POST; THENCE SOUTH 55 DEGREES 16 MINUTES 15 SECONDS WEST 76.25 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST 338.19 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND ON THE EAST MARGIN OF MURFREESBORO HIGHWAY; THENCE ALONG SAID HIGHWAY MARGIN NORTH 42 DEGREES 05 MINUTES 13 SECONDS WEST 208.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.97 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN R.L.S. #1851, 521 WOOSLEY ROAD, TULLAHOOMA, TN 37388, ON JULY 27, 2022.

and

WHEREAS, as a condition of annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS, by separate Resolution, the Board of Mayor and Aldermen adopted a Plan of Services preliminary to annexation of the hereafter described property; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on the annexation on October 24, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that, pursuant to the written

request of the owner, Manchester Villas, LLC, the following property owned by Manchester Villas, LLC, be and is annexed into the City of Manchester:

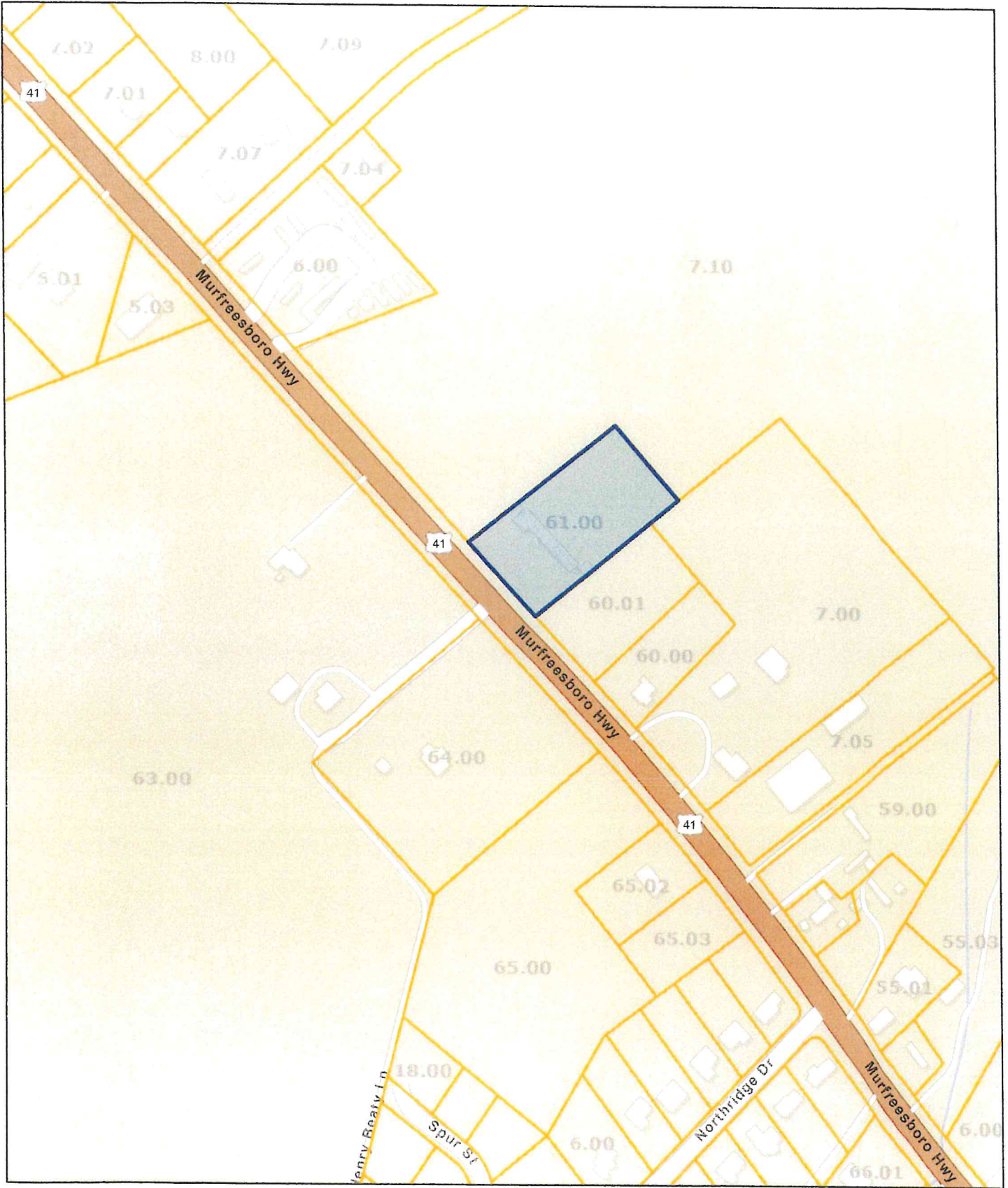
BEGINNING AT A WOODEN CORNER POST LYING ON THE EAST MARGIN OF MURFREESBORO HIGHWAY (120' R.O.W.), ALSO BEING THE SOUTHERNMOST CORNER OF GILLEY (DB 408, P. 905; ROCCTN); THENCE LEAVING THE ROAD MARGIN AND ALONG A FENCE BEING GILLEY'S BOUNDARY LINE NORTH 51 DEGREES 57 MINUTES 42 SECONDS EAST 405.53 FEET TO A WOODEN CORNER POST; THENCE SOUTH 44 DEGREES 18 MINUTES 39 SECONDS EAST 214.96 FEET TO A WOODEN CORNER POST; THENCE SOUTH 55 DEGREES 16 MINUTES 15 SECONDS WEST 76.25 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST 338.19 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND ON THE EAST MARGIN OF MURFREESBORO HIGHWAY; THENCE ALONG SAID HIGHWAY MARGIN NORTH 42 DEGREES 05 MINUTES 13 SECONDS WEST 208.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.97 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN R.L.S. #1851, 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON JULY 27, 2022.

Resolved this _____ day of _____ 2024.

Joey Hobbs, Mayor

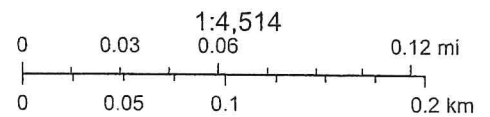
Anthony Burrows, Finance Director

Coffee County - Parcel: 068 061.00



Date: July 3, 2024

County: Coffee
Owner: MANCHESTER VILLAS, LLC
Address: MURFREESBORO HWY 3180
Parcel Number: 068 061.00
Deeded Acreage: 1.97
Calculated Acreage: 0



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO
ANNEXATION OF NINETY NINE (99) ACRES OF PROPERTY OWNED BY ROBERT
AND SHONTA GILLEY, LOCATED ON MURFREESBORO HWY.**

WHEREAS Robert and Shonta Gilley own certain property located on Murfreesboro Highway, which they have requested the City to annex, described as follows:

4692 Murfreesboro Hwy (Map056 Parcel045.00)

Beginning at a corner of a fence located in the northerly margin of U.S. Highway No. 41; thence running with a fence north 03 deg. 45 min. east 268.2 feet to a corner of a fence; thence running with a fence south 74 deg. 30 min. east 195.3 feet to a stake; thence running south 21 deg. 00 min. west 280.6 feet to a stake located in the northerly margin of U.S. Highway No. 41; thence running with the northerly margin of U.S. Highway No. 41 north 06 deg. 45 min. west 123.41 feet to the point of beginning. Also being a part of Tract No. 7 of the Rogers Brothers Subdivision, a plat of which is recorded in Trust Deed Book 41, page 217, Register's Office of Coffee County, Tennessee.

38.87 acres on Murfreesboro Hwy (Map068 Parcel007.09)

Beginning at an iron pin lying in the northerly margin of a 50 foot unimproved gravel road; thence leaving the road, N 43° 36' 48" W, 656.32 feet to a fence post; thence N 54° 39' 48" E, along a fence, 1808.54 feet to a fence post in the southwest margin of Interstate No. 24; thence S 60° 26' 51" E, along the southwest margin of said highway 1459.95 feet to a fence post; thence S 4° 29' 13" W, 264.54 feet to an iron pin the northerly margin of that 50 foot unimproved gravel road; thence following the northerly margin of that road, N 58° 59' 9" W, 15.12 feet to a point; thence along the chord of an undefined curve N 78° 27' 21" W, 165.33 feet to a point; thence S 82° 04' 27" W, 437.44 feet to a point; thence along the chord of an undefined curve, N 79° 40' 46" W 132.96 feet to a point; thence N 61° 25' 59" W, 372.62 feet to a point; thence along the chord of an undefined curve S 87° 43' 54" W, 188.64 feet to a point; thence S 56° 53' 46" W, 935.00 feet to a point; thence along the chord of an undefined curve S 52° 14' 44" W, 107.78 feet to a point; thence S 47° 35' 42" W, 201.44 feet to the point of beginning and containing 38.87 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August, 1991.

2.95 acres on Murfreesboro Hwy (Map068 Parcel007.06)

Tract No. 3: Being an undivided one half interest in the following described parcel of land: Being the right of way of a 50 foot unimproved gravel road reflected on Tax Map 68 as Parcel 7.06 containing 2.95 acres, and beginning at a point in the eastern right of way of U.S. Highway 41; thence in a northeasterly direction to the boundary of the tract previously conveyed by Landon Lowe to Eugene Driver and wife, Judy Driver, in which there is a reference to said right of way of a 50 foot unimproved gravel road; which is the northern boundary of said property; thence continuing north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along a chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe.

57.08 acres on Murfreesboro Hwy (Map068 Parcel007.10)

PARCEL No. 1:

Tract No. 1: Beginning at a fence post in the northeast margin of U.S. Highway 41 at Parson's most westerly corner; thence north 43 deg. 52 min. 33 sec. west along the northeast margin of said highway 612.02 feet to a fence post at Jacobs' corner; thence north 68 deg. 16 min. 51 sec. east along Jacobs' line 350.56 feet to a fence post at Jacobs' corner; thence north 44 deg. 11 min. 26 sec. west 256.71 feet to a fence post at Jacobs' corner; thence north 43 deg. 57 min. 26 sec. east 126.63 feet to a fence post; thence north 44 deg. 27 min. 38 sec. west 127.78 feet to a fence post which is in the southerly right of way of a 50 foot unimproved gravel road, which is the northern boundary of this property; thence continuing along that right of way north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along

the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along the chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe; thence leaving that right of way south 04 deg. 50 min. 01 sec. west 406.01 feet to a fence post; thence south 89 deg. 11 min. 24 sec. west 362.37 feet to a fence post; thence south 48 deg. 59 min. 27 sec. west 450.74 feet to a fence post; thence south 50 deg. 02 min. 43 sec. west 940.50 feet to a fence post at Parson's most easterly corner; thence north 44 deg. 40 min. 43 sec. west along Parson's line 209.42 feet to a fence post; thence south 50 deg. 06 min. 48 sec. west 406.14 feet to the place of beginning, and containing 44.56 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August 199.

Tract No. 2: Beginning at a point in a fence line, said point being located north 50 deg. 02 min. 43 sec. east 300 feet along a fence line from Lowe's southeasterly corner; thence running with Lowe's southerly line north 50 deg. 02 min. 43 sec. east 640.99 feet to a fence post; thence running with Lowe's line north 48 deg. 45 min. 48 sec. east 451.29 feet to a fence post; thence south 03 deg. 46 min. 42 sec. west 690.80 feet to an iron pin; said pin being Moore's northerly corner of a 5 acre tract; thence running with Moore's line south 39 deg. 27 min. 19 sec. west 571.88 feet to an iron pin; thence running with an old fence line north 45 deg. 00 min. 08 sec. west 596.47 feet to the point of beginning, and containing by estimation 10.02 acres as per survey of Robert Kanter License No. 995, dated October 11, 1990.

PARCEL 2:

Beginning at a stake in the northeast margin of U.S. Highway No. 41 at the most westerly corner of the property of Murphy; thence north 40 deg. 39 min. 47 sec. west along the northeast margin of said highway 156.78 feet to a stake; thence leaving the highway and running north 49 deg. 57 min. 41 sec. east 726.94 feet to a stake; thence north 39 deg. 27 min. 19 sec. east 571.88 feet to a stake; thence south 03 deg. 46 min. 42 sec. west 367.42 feet to a fence post; thence south 29 deg. 05 min, 50 sec. west 318.59 feet to a fence post; thence south 82 deg. 41 min. 29 sec. west 8.94 feet to a fence post; thence north 40 deg. 46 min. 27 sec. west 112.33 feet to a fence post; thence south 49 deg. 59 min. 32 sec. west along Murphy's northwest line 726.53 feet to the place of beginning and containing five (5) acres as surveyed by Robert N. Kanter, RLS TN No. 995 in October, 1990.

However, there is included within the boundaries of the above described property, but excluded from this conveyance, that parcel of land containing 2.5 acres, more or less, heretofore conveyed by E. Eugene Driver and wife, Judith Jackson Driver, to Gilley Farms, Inc., by deed dated December 17, 2004, and recorded in Deed Book 305, page 606, Register's Office of Coffee County, Tennessee.

6.62 acres on Murfreesboro Hwy (Map056 Parcel023.01)

Beginning at an old iron pin in the westerly margin of Hwy 41, said point being the northeasterly corner of the parcel described herein and being the southeasterly corner of Concrete Steel (DB 210, PG 558); thence running with the westerly margin of Hwy 41 and along an overhead power and telephone line S 31 deg 49 min 22 sec E, 241.01 feet to a R/W Marker; thence continuing along Hwy 41 and through two power poles, S 32 deg 03 min 00 sec E. 294.79 feet to a new iron pin located approximately 825 feet from the centerline of 16th Model Road; thence leaving Hwy 41 and running S 58 deg. 40 min. 32 sec W. 203.00 feet to a new iron pin; thence running S 31 deg. 52 min 09 sec E 322.50 feet to a new iron pin; thence running with Vickers (DB 143, PG 119) remaining property N 88 deg 50 min 37 sec W. 577.29 feet, running through a stake set on line, to an old iron pin; thence N 00 deg 30 min 11 sec E. 639.31 feet, running through a stake set on line, to an old iron pin; thence running with Concrete Steel's (DB 210, PG 558) southerly line N 57 deg 50 min 02 sec E, 343.98 feet to the point of beginning and containing **8.10 acres**, more or less, according to a survey dated June 20, 2005, by Franklin D. Barnes, Tennessee No. 1670, P.O. Box 276, Manchester, TN 37349.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to DG Stragic II, LLC, a Tennessee limited liability

company by Special Warranty Deed filed for record on December 30, 2015 in Book W370, page 424, said Register's Office.

Being a parcel of land in Coffee County, Tennessee shown as Lot 2 on the Plan of Zaremba Group LLC, Coffee County Dollar General Store, Manchester, Tennessee of record in Plat Book 861B2, page 0, Register's Office for Coffee County situated in the 1st Civil District of Coffee County Tennessee and being more particularly described as follows:

Beginning at an iron pin found in the westerly margin of Murfreesboro Highway, said iron pin being the northeast corner of the C.K. Waterson et ux property, Registers Office of Coffee County, Tennessee (R.O.C.C.T.) Deed Book 281, page 77, and an east corner of the Bobby G. Gilley et ux property, R.O.C.C.T. Deed Book 309, page 329, of which this description is a part of; thence with the common boundary line of said Waterson and Gilley, South 60°05'23" West 203.02 feet to an iron pin found; thence leaving said common boundary line of Waterson and Gilley and through the property of Gilley the following three calls: South 60°05'23" West 67.00 feet to an iron pin set; thence North 30°33'40" West a distance of 238.93 feet to an iron pin set; thence North 59°26'20" East a distance of 270.00 feet to an iron pin set in the westerly margin of the Murfreesboro Highway; thence with said margin of said highway South 30°33'40" East a distance of 242.00 feet to the point of beginning, containing 1.49 acres, more or less.

4728 Murfreesboro Hwy (Map056 Parcel046.00)

Parcel 1: Beginning at the corner of a fence in the north margin of U.S. Highway No. 41 at Earl Hulled's southeast corner; thence north 03 deg. east along Hullett's east line 2470 feet to a stake in the south margin of Interstate Highway No. 24; thence south 65 deg. 30 min. east along the south margin of said Interstate Highway No. 24 a distance of 731.6 feet to a stake; thence south 03 deg. 30 min. west along a fence, Arnold's west line; 2488.8 feet to the corner of a fence in the north margin of U.S. Highway No. 41; thence north 64 deg. 15 min. west along the north margin of U.S. Highway No. 41 a distance of 315 feet and continuing along the north margin of U.S. Highway 41, north 63 deg. west 396 feet to the place of beginning, and containing 37.91 acres as surveyed by Claude Ingram, Coffee County, Surveyor, on the 28th day of August, 1967.

There is included in the above description but expressly excluded from this conveyance the following described parcel of land: Beginning at a corner of a fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41, North 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 360 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by Deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee. And being that property heretofore conveyed to Bobby G. Gilley by Volunteer Stables, Inc. by deed dated July 16, 1969 and of record in Warranty deed Book 124, page 711, Register's Office, Coffee County, Tennessee.

Parcel 2: Beginning at a corner of fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41 north 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 350 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee.

Lots 19, 20, 22, 23, 43, 44, 45, 46, 47 and 48 in Lake S Burgess

Parcel 1: (057 019.19, 057 019.20, 057 019.22, 057 019.23, 057 019.45, 057 019.46 and 057 019.48)
Land in Coffee County, Tennessee, and being all of Lot Nos. 19, 20, 22, 23, 45, 46 and 48, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

Parcel 2: (057 019.43, 057 019.44 and 057 019.47)
Land in Coffee County, Tennessee, and being all of Lot Nos. 43, 44 and 47, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

910 N Ballard Road (Map057 Parcel009.00)

Parcel 1:

Beginning at a stake in the northeast margin of Interstate Highway No. 24 frontage road at Richards' most westerly corner; thence along the northeast margin of said frontage road north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the northeast margin of Interstate Highway No. 24; thence along the northeast margin of said highway north 61 deg. 01 min. west 478.26 feet, north 56 deg. 16 min. west 353.09 feet, north 30 deg. 25 min. west 529.45 feet, and north 60 deg. 32 min. west 239.48 feet to a corner post at King's southeast corner; thence leaving said highway and running north 02 deg. 02 min. east along King's line 468.86 feet to an oak; thence north 03 deg. 59 min. east along King's line 830.01 feet to a stake at King's northeast corner; thence north 86 deg. 27 min. west along King's north line 901.23 feet to a stake at King's northwest corner; thence south 39 deg. west 1169.14 feet to a stake in the northeast margin of Interstate Highway No. 24 at King's southwest corner; thence north 61 deg. 01 min. west along the northeast margin of said highway 463.7 feet to a corner post at King's southeast corner; thence north 04 deg. 26 min. east along King's line 1087.19 feet to a stake; thence south 86 deg. 29 min. east 3343.09 feet to a stake; thence south 03 deg. 55 min. west 938.37 feet to a stake; thence south 87 deg. east 751 feet to an oak; thence south 03 deg. 38 min. west 1468.92 feet to a corner post; thence south 54 deg. 02 min. west 563.66 feet to the place of beginning, and containing 146.15 acres.

Parcel 2:

Tract No. 1: Being bounded on the north, east, and west by Ballard; and bounded on the south by Interstate Highway No. 24, and containing 31.8 acres, more or less.

Tract No. 2: Being bounded on the north by Clouse, bounded on the east by Fulks and Ballard; bounded on the south by Interstate Highway No. 24; and bounded on the west by Rogers, and containing 50 acres, more or less.

Parcel 3:

Being bounded on the north by Clouse and the Fredonia Road; bounded on the east by Gilley and Clouse; bounded on the south by Interstate Highway No. 24; and bounded on the west by King and road right of way, and containing 69.4 acres, more or less. A portion of said property is in the Lake S Burgess Subdivision, a plat of which subdivision is recorded in Trust Deed Book 58, page 478, Register's Office of Coffee County, Tennessee.

Parcel 4:

Beginning at a stake at the southwest corner of the property of Billy Richards and the northwest corner of an 1-24 frontage road; thence north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the north margin of Interstate Highway No. 24; thence south 61 deg. 01 min. east along the north margin of said highway 1088.8 feet to a stake; thence north 54 deg. 02 min. east along the west end of the aforesaid frontage road 72.06 feet to the place of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office. Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Coffee County, Tennessee by Quitclaim Deed filed for record on March 3, 2003 in Book W292, page 770, said Register's Office.

Being the public road known as Ballard Road as the same is designated on the Final Plats of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision No. 2, Phase I and II, a copy of which plats are recorded in Plat Cabinet Envelope 413A and 413B, respectively, Register's Office of Coffee County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said roadway.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Han D. Kook and wife, Helen Kim by Warranty Deed filed for record on July 18, 2006, in Book W316, page 441, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 5, 6, 11, 12, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee.

BEING Lot No 20, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Tae B. Lee, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 443, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 18 and 19, on the Plan of Lake South Burgess Subdivision No. 2, Phase II, of record in

Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Carol Chung, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 445, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 2 and 3, on the Plan of Lake South Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to John J. Yoon and wife, Susie M. Yoon by Warranty Deed filed for record on July 18, 2006 in Book W316, page 447, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 4, 7, 10, 13, 17, 21 and 24 on the Plan of Lake South Burgess Subdivision No. 2, Phase I & II, of record in Plat Cabinet 413A & Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

75.85 acres on Ballard Road (Map057 Parcel009.04)

Beginning at a stake located at the northwest corner of the subject property which corner is located at the point where both the property of King and the property of Clouse adjoin the subject property; thence south 86 deg. 18 min. east 4404.98 feet to a point in a fence line; thence south 03 deg. 55 min. west 1134.01 feet to a point; thence north 86 deg. 29 min. west 4397.59 feet to an 8-inch willow oak; thence north 08 deg. 35 min. east 1144 feet to the point of beginning, and containing 115 acres, more or less, as surveyed by Joe T. Brassfield in October 1976, and being generally bounded on the north by Clouse; bounded on the east by DeBerry; and bounded on the south and west by Bob Gilley.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street, and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Brian Langham and wife, Rebecca Langham by Warranty Deed filed for record on October 27, 2006 in Book W318, page 387, said Register's Office.

Beginning at a point in the undeveloped 50' right of way dedicated in Fredonia Village, Phase III, approximately 250' to the center line intersection of Mitchell Lane, which is also the northwest corner of Lot No. 63 of Fredonia Village, Phase III, according to map in Envelope 394A, Register's Office of Coffee County, Tennessee; thence South 02 degrees 03 minutes 00 seconds W, 400 feet to an iron pin; thence North 87 degrees 57 minutes 00 seconds W, 250 feet to an iron pin; thence North 02 degrees 03 minutes 00 seconds East, 400 feet to an iron pin; Thence South 87 degrees 57 minutes 00 seconds East, 250 feet to the point of beginning, and containing 2.01 acres, more or less, as surveyed by Barnes Surveying on August 17, 2006.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west

249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

and

WHEREAS, prior to annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS the Plan of Services is set forth in the attached documents generated by the Water and Sewer Department dated August 2, 2024; Police Department dated August 9, 2024; Manchester Fire-Rescue dated August 2, 2024; City of Manchester Street Department dated August 7, 2024; Finance Office dated August 9, 2024; Health and Codes Department dated August 8, 2024; Manchester City Schools dated August 9, 2024 and the Manchester Parks and Recreation Department dated August, 2024; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting August 19, 2024, and it generated its written report dated August 28, 2024, as required by T.C.A. 6-51-102, a copy of which is attached hereto; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on both the Plan of Services and annexation on October 24, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Plan of Services attached hereto be adopted in conjunction with the annexation of the following described property owned by Robert and Shonta Gilley:

4692 Murfreesboro Hwy (Map056 Parcel045.00)

Beginning at a corner of a fence located in the northerly margin of U.S. Highway No. 41; thence running with a fence north 03 deg. 45 min. east 268.2 feet to a corner of a fence; thence running with a fence south 74 deg. 30 min. east 195.3 feet to a stake; thence running south 21 deg. 00 min. west 280.6 feet to a stake located in the northerly margin of U.S. Highway No. 41; thence running with the northerly margin of U.S. Highway No. 41 north 06 deg. 45 min. west 123.41 feet to the point of beginning. Also being a part of Tract No. 7 of the Rogers Brothers Subdivision, a plat of which is recorded in Trust Deed Book 41, page 217, Register's Office of Coffee County, Tennessee.

38.87 acres on Murfreesboro Hwy (Map068 Parcel007.09)

Beginning at an iron pin lying in the northerly margin of a 50 foot unimproved gravel road; thence leaving the road, N 43° 36' 48" W, 656.32 feet to a fence post; thence N 54° 39' 48" E, along a fence, 1808.54 feet to a fence post in the southwest margin of Interstate No. 24; thence S 60° 26' 51" E, along the southwest margin of said highway 1459.95 feet to a fence post; thence S 4° 29' 13" W, 264.54 feet to an iron pin the northerly margin of that 50 foot unimproved gravel road; thence following the northerly margin of that road, N 58° 59' 9" W, 15.12 feet to a point; thence along the chord of an undefined curve N 78° 27' 21" W, 165.33 feet to a point; thence S 82° 04' 27" W, 437.44 feet to a point; thence along the chord of an undefined curve, N 79° 40' 46" W 132.96 feet to a point; thence N 61° 25' 59" W, 372.62 feet to a point; thence along the chord of an undefined curve S 87° 43' 54" W, 188.64 feet to a point; thence S 56° 53' 46" W, 935.00 feet to a point; thence along the chord of an undefined curve S 52° 14' 44" W, 107.78 feet to a point; thence S 47° 35' 42" W, 201.44 feet to the point of beginning and containing 38.87 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August, 1991.

2.95 acres on Murfreesboro Hwy (Map068 Parcel007.06)

Tract No. 3: Being an undivided one half interest in the following described parcel of land: Being the right of way of a 50 foot unimproved gravel road reflected on Tax Map 68 as Parcel 7.06 containing 2.95 acres, and beginning at a point in the eastern right of way of U.S. Highway 41; thence in a northeasterly direction to the boundary of the tract previously conveyed by Landon Lowe to Eugene Driver and wife, Judy Driver, in which there is a reference to said right of way of a 50 foot unimproved gravel road; which is the northern boundary of said property; thence continuing north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along a chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe.

57.08 acres on Murfreesboro Hwy (Map068 Parcel007.10)

PARCEL No. 1:

Tract No. 1: Beginning at a fence post in the northeast margin of U.S. Highway 41 at Parson's most westerly corner; thence north 43 deg. 52 min. 33 sec. west along the northeast margin of said highway 612.02 feet to a fence post at Jacobs' corner; thence north 68 deg. 16 min. 51 sec. east along Jacobs' line 350.56 feet to a fence post at Jacobs' corner; thence north 44 deg. 11 min. 26 sec. west 256.71 feet to a fence post at Jacobs' corner; thence north 43 deg. 57 min. 26 sec. east 126.63 feet to a fence post; thence north 44 deg. 27 min. 38 sec. west 127.78 feet to a fence post which is in the southerly right of way of a 50 foot unimproved gravel road, which is the northern boundary of this property; thence continuing along that right of way north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along the chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe; thence leaving that right of way south 04 deg. 50 min. 01 sec. west 406.01 feet to a fence post; thence south 89 deg. 11 min. 24 sec. west 362.37 feet to a fence post; thence south 48 deg. 59 min. 27 sec. west 450.74 feet to a fence post; thence south 50 deg. 02 min. 43 sec. west 940.50 feet to a fence post at Parson's most easterly corner; thence north 44 deg. 40 min. 43 sec. west along Parson's line 209.42 feet to a fence post; thence south 50 deg. 06 min. 48 sec. west

406.14 feet to the place of beginning, and containing 44.56 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August 199.

Tract No. 2: Beginning at a point in a fence line, said point being located north 50 deg. 02 min. 43 sec. east 300 feet along a fence line from Lowe's southeasterly corner; thence running with Lowe's southerly line north 50 deg. 02 min. 43 sec. east 640.99 feet to a fence post; thence running with Lowe's line north 48 deg. 45 min. 48 sec. east 451.29 feet to a fence post; thence south 03 deg. 46 min. 42 sec. west 690.80 feet to an iron pin; said pin being Moore's northerly corner of a 5 acre tract; thence running with Moore's line south 39 deg. 27 min. 19 sec. west 571.88 feet to an iron pin; thence running with an old fence line north 45 deg. 00 min. 08 sec. west 596.47 feet to the point of beginning, and containing by estimation 10.02 acres as per survey of Robert Kanter License No. 995, dated October 11, 1990.

PARCEL 2:

Beginning at a stake in the northeast margin of U.S. Highway No. 41 at the most westerly corner of the property of Murphy; thence north 40 deg. 39 min. 47 sec. west along the northeast margin of said highway 156.78 feet to a stake; thence leaving the highway and running north 49 deg. 57 min. 41 sec. east 726.94 feet to a stake; thence north 39 deg. 27 min. 19 sec. east 571.88 feet to a stake; thence south 03 deg. 46 min. 42 sec. west 367.42 feet to a fence post; thence south 29 deg. 05 min. 50 sec. west 318.59 feet to a fence post; thence south 82 deg. 41 min. 29 sec. west 8.94 feet to a fence post; thence north 40 deg. 46 min. 27 sec. west 112.33 feet to a fence post; thence south 49 deg. 59 min. 32 sec. west along Murphy's northwest line 726.53 feet to the place of beginning and containing five (5) acres as surveyed by Robert N. Kanter, RLS TN No. 995 in October, 1990.

However, there is included within the boundaries of the above described property, but excluded from this conveyance, that parcel of land containing 2.5 acres, more or less, heretofore conveyed by E. Eugene Driver and wife, Judith Jackson Driver, to Gilley Farms, Inc., by deed dated December 17, 2004, and recorded in Deed Book 305, page 606, Register's Office of Coffee County, Tennessee.

6.62 acres on Murfreesboro Hwy (Map056 Parcel023.01)

Beginning at an old iron pin in the westerly margin of Hwy 41, said point being the northeasterly corner of the parcel described herein and being the southeasterly corner of Concrete Steel (DB 210, PG 558); thence running with the westerly margin of Hwy 41 and along an overhead power and telephone line S 31 deg 49 min 22 sec E, 241.01 feet to a R/W Marker; thence continuing along Hwy 41 and through two power poles, S 32 deg 03 min 00 sec E. 294.79 feet to a new iron pin located approximately 825 feet from the centerline of 16th Model Road; thence leaving Hwy 41 and running S 58 deg. 40 min. 32 sec W. 203.00 feet to a new iron pin; thence running S 31 deg. 52 min 09 sec E 322.50 feet to a new iron pin; thence running with Vickers (DB 143, PG 119) remaining property N 88 deg 50 min 37 sec W. 577.29 feet, running through a stake set on line, to an old iron pin; thence N 00 deg 30 min 11 sec E. 639.31 feet, running through a stake set on line, to an old iron pin; thence running with Concrete Steel's (DB 210, PG 558) southerly line N 57 deg 50 min 02 sec E, 343.98 feet to the point of beginning and containing **8.10 acres**, more or less, according to a survey dated June 20, 2005, by Franklin D. Barnes, Tennessee No. 1670, P.O. Box 276, Manchester, TN 37349.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to DG Stragic II, LLC, a Tennessee limited liability company by Special Warranty Deed filed for record on December 30, 2015 in Book W370, page 424, said Register's Office.

Being a parcel of land in Coffee County, Tennessee shown as Lot 2 on the Plan of Zaremba Group LLC, Coffee County Dollar General Store, Manchester, Tennessee of record in Plat Book 861B2, page 0, Register's Office for Coffee County situated in the 1st Civil District of Coffee County Tennessee and being more particularly described as follows:

Beginning at an iron pin found in the westerly margin of Murfreesboro Highway, said iron pin being the northeast corner of the C.K. Waterson et ux property, Registers Office of Coffee County, Tennessee (R.O.C.C.T.) Deed Book 281, page 77, and an east corner of the Bobby G. Gilley et ux property, R.O.C.C.T. Deed Book 309, page 329, of which this description is a part of; thence with the common

boundary line of said Waterson and Gilley, South 60°05'23" West 203.02 feet to an iron pin found; thence leaving said common boundary line of Waterson and Gilley and through the property of Gilley the following three calls: South 60°05'23" West 67.00 feet to an iron pin set; thence North 30°33'40" West a distance of 238.93 feet to an iron pin set; thence North 59°26'20" East a distance of 270.00 feet to an iron pin set in the westerly margin of the Murfreesboro Highway; thence with said margin of said highway South 30°33'40" East a distance of 242.00 feet to the point of beginning, containing 1.49 acres, more or less.

4728 Murfreesboro Hwy (Map056 Parcel046.00)

Parcel 1: Beginning at the corner of a fence in the north margin of U.S. Highway No. 41 at Earl Hulled's southeast corner; thence north 03 deg. east along Hullett's east line 2470 feet to a stake in the south margin of Interstate Highway No. 24; thence south 65 deg. 30 min. east along the south margin of said Interstate Highway No. 24 a distance of 731.6 feet to a stake; thence south 03 deg. 30 min. west along a fence, Arnold's west line; 2488.8 feet to the corner of a fence in the north margin of U.S. Highway No. 41; thence north 64 deg. 15 min. west along the north margin of U.S. Highway No. 41 a distance of 315 feet and continuing along the north margin of U.S. Highway 41, north 63 deg. west 396 feet to the place of beginning, and containing 37.91 acres as surveyed by Claude Ingram, Coffee County, Surveyor, on the 28th day of August, 1967.

There is included in the above description but expressly excluded from this conveyance the following described parcel of land: Beginning at a corner of a fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41, North 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 360 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by Deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee. And being that property heretofore conveyed to Bobby G. Gilley by Volunteer Stables, Inc. by deed dated July 16, 1969 and of record in Warranty deed Book 124, page 711, Register's Office, Coffee County, Tennessee.

Parcel 2: Beginning at a corner of fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41 north 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 350 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee.

Lots 19, 20, 22, 23, 43, 44, 45, 46, 47 and 48 in Lake S Burgess

Parcel 1: (057 019.19, 057 019.20, 057 019.22, 057 019.23, 057 019.45, 057 019.46 and 057 019.48) Land in Coffee County, Tennessee, and being all of Lot Nos. 19, 20, 22, 23, 45, 46 and 48, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

Parcel 2: (057 019.43, 057 019.44 and 057 019.47)

Land in Coffee County, Tennessee, and being all of Lot Nos. 43, 44 and 47, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description

of said lots.

910 N Ballard Road (Map057 Parcel009.00)

Parcel 1:

Beginning at a stake in the northeast margin of Interstate Highway No. 24 frontage road at Richards' most westerly corner; thence along the northeast margin of said frontage road north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the northeast margin of Interstate Highway No. 24; thence along the northeast margin of said highway north 61 deg. 01 min. west 478.26 feet, north 56 deg. 16 min. west 353.09 feet, north 30 deg. 25 min. west 529.45 feet, and north 60 deg. 32 min. west 239.48 feet to a corner post at King's southeast corner; thence leaving said highway and running north 02 deg. 02 min. east along King's line 468.86 feet to an oak; thence north 03 deg. 59 min. east along King's line 830.01 feet to a stake at King's northeast corner; thence north 86 deg. 27 min. west along King's north line 901.23 feet to a stake at King's northwest corner; thence south 39 deg. west 1169.14 feet to a stake in the northeast margin of Interstate Highway No. 24 at King's southwest corner; thence north 61 deg. 01 min. west along the northeast margin of said highway 463.7 feet to a corner post at King's southeast corner; thence north 04 deg. 26 min. east along King's line 1087.19 feet to a stake; thence south 86 deg. 29 min. east 3343.09 feet to a stake; thence south 03 deg. 55 min. west 938.37 feet to a stake; thence south 87 deg. east 751 feet to an oak; thence south 03 deg. 38 min. west 1468.92 feet to a corner post; thence south 54 deg. 02 min. west 563.66 feet to the place of beginning, and containing 146.15 acres.

Parcel 2:

Tract No. 1: Being bounded on the north, east, and west by Ballard; and bounded on the south by Interstate Highway No. 24, and containing 31.8 acres, more or less.

Tract No. 2: Being bounded on the north by Clouse, bounded on the east by Fulks and Ballard; bounded on the south by Interstate Highway No. 24; and bounded on the west by Rogers, and containing 50 acres, more or less.

Parcel 3:

Being bounded on the north by Clouse and the Fredonia Road; bounded on the east by Gilley and Clouse; bounded on the south by Interstate Highway No. 24; and bounded on the west by King and road right of way, and containing 69.4 acres, more or less. A portion of said property is in the Lake S Burgess Subdivision, a plat of which subdivision is recorded in Trust Deed Book 58, page 478, Register's Office of Coffee County, Tennessee.

Parcel 4:

Beginning at a stake at the southwest corner of the property of Billy Richards and the northwest corner of an 1-24 frontage road; thence north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the north margin of Interstate Highway No. 24; thence south 61 deg. 01 min. east along the north margin of said highway 1088.8 feet to a stake; thence north 54 deg. 02 min. east along the west end of the aforesaid frontage road 72.06 feet to the place of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office. Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the

south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Coffee County, Tennessee by Quitclaim Deed filed for record on March 3, 2003 in Book W292, page 770, said Register's Office.

Being the public road known as Ballard Road as the same is designated on the Final Plats of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision No. 2, Phase I and II, a copy of which plats are recorded in Plat Cabinet Envelope 413A and 413B, respectively, Register's Office of Coffee County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said roadway.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Han D. Kook and wife, Helen Kim by Warranty Deed filed for record on July 18, 2006, in Book W316, page 441, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 5, 6, 11, 12, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee.

BEING Lot No 20, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Tae B. Lee, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 443, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 18 and 19, on the Plan of Lake South Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Carol Chung, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 445, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 2 and 3, on the Plan of Lake South Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to John J. Yoon and wife, Susie M. Yoon by Warranty Deed filed for record on July 18, 2006 in Book W316, page 447, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 4, 7, 10, 13, 17, 21 and 24 on the Plan of Lake South Burgess Subdivision No. 2, Phase I & II, of record in Plat Cabinet 413A & Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

75.85 acres on Ballard Road (Map057 Parcel009.04)

Beginning at a stake located at the northwest corner of the subject property which corner is located at the point where both the property of King and the property of Clouse adjoin the subject property; thence south 86 deg. 18 min. east 4404.98 feet to a point in a fence line; thence south 03 deg. 55 min. west 1134.01 feet to a point; thence north 86 deg. 29 min. west 4397.59 feet to an 8-inch willow oak; thence north 08 deg. 35 min. east 1144 feet to the point of beginning, and containing 115 acres, more or less, as surveyed by Joe T. Brassfield in October 1976, and being generally bounded on the north by Clouse; bounded on the east by DeBerry; and bounded on the south and west by Bob Gilley.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394

A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street, and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Brian Langham and wife, Rebecca Langham by Warranty Deed filed for record on October 27, 2006 in Book W318, page 387, said Register's Office.

Beginning at a point in the undeveloped 50' right of way dedicated in Fredonia Village, Phase III, approximately 250' to the center line intersection of Mitchell Lane, which is also the northwest corner of Lot No. 63 of Fredonia Village, Phase III, according to map in Envelope 394A, Register's Office of Coffee County, Tennessee; thence South 02 degrees 03 minutes 00 seconds W, 400 feet to an iron pin; thence North 87 degrees 57 minutes 00 seconds W, 250 feet to an iron pin; thence North 02 degrees 03 minutes 00 seconds East, 400 feet to an iron pin; Thence South 87 degrees 57 minutes 00 seconds East, 250 feet to the point of beginning, and containing 2.01 acres, more or less, as surveyed by Barnes Surveying on August 17, 2006.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15

min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

Resolved this _____ day of October, 2024.

Joey Hobbs Mayor

Anthony Burrows, Finance Director



CITY OF MANCHESTER
HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



August 28, 2024

Board of Mayor and Aldermen
City of Manchester
200 West Fort St.
Manchester, TN 37355

Re: Robert and Shonta Gilley
(Approximately 99 acres on Murfreesboro Hwy)

Ladies and Gentlemen:

Pursuant to T.C.A. § 6-51-102(b)(4), the Manchester Regional Planning Commission (the "Planning Commission") issues this written report after study of the plan of services (the "Plan of Services") for the property currently owned by Robert and Shonta Gilley described in Deed Book W408 pages 395-405, in the Register's Office of Coffee County, Tennessee. The Planning Commission believes that the Plan of Services adequately addresses the scope of services identified in T.C.A. § 6-51-102 as well as the timing of the services. The developer will be responsible for providing adequate water and sewer infrastructure as well as TDEC approval and any easements to the development. Police, Codes and Public Works stated they may require additional staff and equipment upon development. Manchester City Schools stated they are near capacity. The school system has begun a 3-year process to plan for construction of new school buildings by purchasing property for such construction. Parks and Recreation state the need for additional park land with the continued addition of residents. While on-site hydrants or additional public hydrants may be required, Chief Chambers stated the Fire Department will provide services. All other departments will provide services as well.

Following the aforementioned study at its duly called meeting on August 19, 2024, the Planning Commission voted to recommend approval of the Plan of Services.

Sincerely,

MARK A. WILLIAMS, CHAIRMAN
MANCHESTER PLANNING COMMISSION

MAW/mt

Cc: Brittany Fiske, Community Development and Zoning Director



CITY OF MANCHESTER
HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



August 8, 2024

Re: Plan of service for the proposed annexation of property owned by Robert and Shante Gilley located on Murfreesboro Hwy. This property contains approximately 99 acres. The owner is requesting the property be zoned R-4 high density residential upon annexation (see attached requirements).

Planning, Zoning and Inspection Services:

The Planning and Zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

Any inspection services now provided by the City (Building, mechanical, plumbing, gas, housing, etc.) will begin in the annexed area on the effective date of annexation.

As the City continues to grow, the Planning and Codes department is beginning to see the need for additional staff. This could include filling the position of Assistant Director or adding an additional building inspector.

Sincerely,

Brittany Fiske
Community Development and Zoning Director

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200 West Fort St.
Manchester Tennessee 37355
931-728-2099
931-728-4673
931-723-1591 Fax

Manchester Police Department

August 5, 2024

To: Brittany Fiske

From: Bill Sipe,
Chief of Police

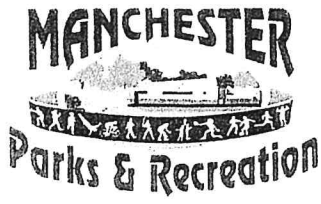
Ref: Plan of service for property owned by Robert & Shonta Gilley

This is a response to a Plan of Service request for property owned by Robert and Shonta Gilley (approx. 99 acres) located on Murfreesboro Highway designated as tax map 068 parcels 007.09 and 007.10. At this time and with the property as is, the Manchester Police Department would be able to provide police services to this area with the resources we currently have. Depending on when and how this property is developed, additional personnel and/or equipment may be required at that time.

Respectfully,

Bill Sipe
Chief of Police

.....



557 N. Woodland St.
Manchester, TN 37355

Office: (931) 728-0273

Cell: (931) 952-9043

Email: ajfox@cityofmanchestertn.com

Brittany Fiske
Community Development and Zoning Director
200 W. Fort St.
Manchester, TN 37355

August 9, 2024

Re: Plan of Service for Property Owned by Robert and Shonta Gilley – Parcel Identified as Tax Map 068, Parcels 007.09 and 007.10 – Located on Murfreesboro Highway – Approximately 99 Acres

Dear Community Development and Zoning Director Fiske,

The Parks and Recreation Department will provide the same level of service to the owner of this property. We provide services to both city residents and rural residents. Any citizen who lives on the property would receive a discounted city resident rate for the recreation center.

As this property is developed, it will require additional park land, equipment, and staff to adequately provide recreational services to the citizens of Manchester. The National Parks and Recreation Association recommends a standard of 10 acres of available park land per 1,000 residents. We are currently serving an estimated 13,020 residents with 109 acres of park land, according to the July 1, 2022, United States Census Bureau.

Sincerely,

A handwritten signature in cursive script that reads "A.J. Fox".

A.J. Fox
Parks and Recreation Director



Manchester City Schools

Dr. Joey Vaughn, Director
215 E Fort Street
Manchester, TN 37355
Office: (931)728-2316 Fax (931)728-7075

"Every Child Matters"

August 9, 2024

Ms. Brittany Fiske
Community Development and Zoning Director
200 W. Fort Street
Manchester, TN 37355

**RE: Plan of Service - Property Owned by Robert and Shonta Gilley
Murfreesboro Hwy**

Dear Ms. Fiske:

If the property being annexed is developed residential, below are the needs to support the Plan of Service.

- Until plans for potential development are submitted, it will be impossible to predict the number of schools needed.
- Manchester City Schools will need to construct new school buildings.
- We will need three (3) years to plan for such growth in order to construct a new school.

We will do our best to serve and accommodate these new families with the assistance of the Mayor and Aldermen in the future.

Sincerely,

Dr. Joey Vaughn
Director of Schools

JV:cd



WAREHOUSE (931) 728-1273

BILLING OFFICE (931) 728-7171

August 2, 2024

Brittany Fiske
Director of Health & Codes
200 W. Fort Street
Manchester, TN 37355

Re: Plan of Service for Proposed Annexation of Property, 99 Acres, Murfreesboro Hwy

Ms. Fiske,

Water

There is an 8" PVC water main that runs along Murfreesboro Hwy on the same side of the roadway.

Sewer

As shown on the attached map, sewer is not immediately available for the property. The nearest 8" gravity main is on the opposite side of the Hwy just south/east of the property approximately 0.3 miles away.

Any easements needed for a project would be the developer's responsibility. Prior to acceptance of any infrastructure, those easements would need to be conveyed to the City of Manchester Water & Sewer Department.

A map of the approximate location of the utilities has been attached for reference.

** Note: 1) No demand numbers were indicated for this annexation. It would be necessary for any developers to generate the demand for any proposed project and with the concurrence of the City Engineer, make the determination if the infrastructure is adequate. Any necessary upgrades to the infrastructure would be at the cost of the developer.

** Note: 2) Every new connection to the sewer system requires state approval. Recently the response time from the State has been increased. Based on recent experience; it is not possible for the City to predict when the State may act on an approval request. The City is under and Agreed Order with the Tennessee Department of Environment and Conservation (TDEC) due to the existing condition of some portions of the system. There is an

PLAN OF SERVICE

CITY OF MANCHESTER, STREET DEPARTMENT

Proposed Annexation of 99 acres located on Murfreesboro Hwy, owned by Robert and Shonta Gilley

August 7, 2024

1. Provide Sanitation Service (Contracted presently through Republic Services)
2. Provide pickup service of Brush and Junk (old appliances, furniture etc...)
3. Provide Leaf Service to the annexed property
4. Provide signs for street names, stop signs, speed limit etc. (If Applicable)
5. Provide clearing of storm drains as necessary. (If located on City Property)
6. Provide animal control in this area.
7. Remove litter and debris from road shoulders as needed. (If on City Property)
8. Mow road shoulders as needed. (If on City Property)
9. Maintain roadway (once roadway meets city standards).
10. Any entrances or exits would need to be approved by TDOT
11. More Public Works personnel needed
12. More Public Works equipment needed

These services would be provided as soon as there is a final board approval. It could take up to a week for Republic Services to deliver carts to the Residential and or dumpsters to Commercial Property.



MANCHESTER FIRE-RESCUE

1509 Hillsboro Blvd
Manchester, TN 37355
Phone 931-728-2999
George J. Chambers III, Fire Chief
gchambers@cityofmanchestertn.com

2 Aug 2024

REPLY TO

ATTN OF: Community Development and Zoning Director

SUBJECT: Plan of Service for Proposed Annexation of Property Owned by Robert and Shonta Gilley located on Murfreesboro Highway, approximately 99 Acres.

Manchester Fire-Rescue would provide automatic fire protection services for this property when annexed into the City of Manchester. This includes fire response, hazardous materials response, preplanning, fire inspection services and fire prevention and safety training. Biggest concern may be adequate water pressure. There are currently fire hydrants on Murfreesboro Highway, that are County and City fire hydrants. There is a County fire hydrant in front of this property that is currently damaged. There is a City fire hydrant towards town 565 feet from Lou Ellen Dr towards this property. The pressure in that hydrant is not very good. So I am not sure if there is adequate pressure in the County hydrants to support future fire hydrants in that area if developed R-4 high density residential.

For any questions concerning this please feel free to contact Manchester Fire-Rescue at 931-728-2999 or email to gchambers@cityofmanchestertn.com.


GEORGE J. CHAMBERS III
Chief, Manchester Fire-Rescue



CITY OF MANCHESTER

FINANCE OFFICE
200 W. FORT STREET
MANCHESTER, TENNESSEE 37355

3-STAR COMMUNITY



Award Recipient for Economic Progress

August 9, 2024

To: Brittany Fiske

From: Anthony Burrows

Re: Plan of Service for the annexation of property on tax map 068, Parcels 007.09 and 007.10 along the Murfreesboro Highway, owned by Robert and Shonta Gilley.

The Finance Department's Plan of Service will be for the collection of property taxes and any other taxes associated with this property. The Finance Department will accept payment of these property tax payments through all means available and authorized by the City of Manchester.

If you have any questions or need additional information, please let me know.

Sincerely,

Anthony Burrows
Finance Director

RESOLUTION NO. _____

A RESOLUTION ANNEXING NINETY NINE AND 00/100 (99) ACRES OF PROPERTY OWNED BY ROBERT AND SHONTA GILLEY, LOCATED ON MURFREESBORO HIGHWAY

WHEREAS Robert and Shonta Gilley, own certain property, being 99 acres located on Murfreesboro Highway, which they have requested in writing that the City annex, described as follows:

4692 Murfreesboro Hwy (Map056 Parcel045.00)

Beginning at a corner of a fence located in the northerly margin of U.S. Highway No. 41; thence running with a fence north 03 deg. 45 min. east 268.2 feet to a corner of a fence; thence running with a fence south 74 deg. 30 min. east 195.3 feet to a stake; thence running south 21 deg. 00 min. west 280.6 feet to a stake located in the northerly margin of U.S. Highway No. 41; thence running with the northerly margin of U.S. Highway No. 41 north 06 deg. 45 min. west 123.41 feet to the point of beginning. Also being a part of Tract No. 7 of the Rogers Brothers Subdivision, a plat of which is recorded in Trust Deed Book 41, page 217, Register's Office of Coffee County, Tennessee.

38.87 acres on Murfreesboro Hwy (Map068 Parcel007.09)

Beginning at an iron pin lying in the northerly margin of a 50 foot unimproved gravel road; thence leaving the road, N 43° 36' 48" W, 656.32 feet to a fence post; thence N 54° 39' 48" E, along a fence, 1808.54 feet to a fence post in the southwest margin of Interstate No. 24; thence S 60° 26' 51" E, along the southwest margin of said highway 1459.95 feet to a fence post; thence S 4° 29' 13" W, 264.54 feet to an iron pin the northerly margin of that 50 foot unimproved gravel road; thence following the northerly margin of that road, N 58° 59' 9" W, 15.12 feet to a point; thence along the chord of an undefined curve N 78° 27' 21" W, 165.33 feet to a point; thence S 82° 04' 27" W, 437.44 feet to a point; thence along the chord of an undefined curve, N 79° 40' 46" W 132.96 feet to a point; thence N 61° 25' 59" W, 372.62 feet to a point; thence along the chord of an undefined curve S 87° 43' 54" W, 188.64 feet to a point; thence S 56° 53' 46" W, 935.00 feet to a point; thence along the chord of an undefined curve S 52° 14' 44" W, 107.78 feet to a point; thence S 47° 35' 42" W, 201.44 feet to the point of beginning and containing 38.87 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August, 1991.

2.95 acres on Murfreesboro Hwy (Map068 Parcel007.06)

Tract No. 3: Being an undivided one half interest in the following described parcel of land: Being the right of way of a 50 foot unimproved gravel road reflected on Tax Map 68 as Parcel 7.06 containing 2.95 acres, and beginning at a point in the eastern right of way of U.S. Highway 41; thence in a northeasterly direction to the boundary of the tract previously conveyed by Landon Lowe to Eugene Driver and wife, Judy Driver, in which there is a reference to said right of way of a 50 foot unimproved gravel road; which is the northern boundary of said property; thence continuing north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along a chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe.

57.08 acres on Murfreesboro Hwy (Map068 Parcel007.10)

PARCEL No. 1:

Tract No. 1: Beginning at a fence post in the northeast margin of U.S. Highway 41 at Parson's most westerly corner; thence north 43 deg. 52 min. 33 sec. west along the northeast margin of said highway 612.02 feet to a fence post at Jacobs' corner; thence north 68 deg. 16 min. 51 sec. east along Jacobs' line 350.56 feet to a fence post at Jacobs' corner; thence north 44 deg. 11 min. 26 sec. west 256.71 feet to a fence post at Jacobs' corner; thence north 43 deg. 57 min. 26 sec. east 126.63 feet to a fence post; thence north 44 deg. 27 min. 38 sec. west 127.78 feet to a fence post which is in the southerly right of way of a 50 foot unimproved gravel road, which is the northern boundary of this property; thence continuing along that right of way north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along the chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe; thence leaving that right of way south 04 deg. 50 min. 01 sec. west 406.01 feet to a fence post; thence south 89 deg. 11 min. 24 sec. west 362.37 feet to a fence post; thence south 48 deg. 59 min. 27 sec. west 450.74 feet to a fence post; thence south 50 deg. 02 min. 43 sec. west 940.50 feet to a fence post at Parson's most easterly corner; thence north 44 deg. 40 min. 43 sec. west along Parson's line 209.42 feet to a fence post; thence south 50 deg. 06 min. 48 sec. west 406.14 feet to the place of beginning, and containing 44.56 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August 1999.

Tract No. 2: Beginning at a point in a fence line, said point being located north 50 deg. 02 min. 43 sec. east 300 feet along a fence line from Lowe's southeasterly corner; thence running with Lowe's southerly line north 50 deg. 02 min. 43 sec. east 640.99 feet to a fence post; thence running with Lowe's line north 48 deg. 45 min. 48 sec. east 451.29 feet to a fence post; thence south 03 deg. 46 min. 42 sec. west 690.80 feet to an iron pin; said pin being Moore's northerly corner of a 5 acre tract; thence running with Moore's line south 39 deg. 27 min. 19 sec. west 571.88 feet to an iron pin; thence running with an old fence line north 45 deg. 00 min. 08 sec. west 596.47 feet to the point of beginning, and containing by estimation 10.02 acres as per survey of Robert Kanter License No. 995, dated October 11, 1990.

PARCEL 2:

Beginning at a stake in the northeast margin of U.S. Highway No. 41 at the most westerly corner of the property of Murphy; thence north 40 deg. 39 min. 47 sec. west along the northeast margin of said highway 156.78 feet to a stake; thence leaving the highway and running north 49 deg. 57 min. 41 sec. east 726.94 feet to a stake; thence north 39 deg. 27 min. 19 sec. east 571.88 feet to a stake; thence south 03 deg. 46 min. 42 sec. west 367.42 feet to a fence post; thence south 29 deg. 05 min. 50 sec. west 318.59 feet to a fence post; thence south 82 deg. 41 min. 29 sec. west 8.94 feet to a fence post; thence north 40 deg. 46 min. 27 sec. west 112.33 feet to a fence post; thence south 49 deg. 59 min. 32 sec. west along Murphy's northwest line 726.53 feet to the place of beginning and containing five (5) acres as surveyed by Robert N. Kanter, RLS TN No. 995 in October, 1990.

However, there is included within the boundaries of the above described property, but excluded from this conveyance, that parcel of land containing 2.5 acres, more or less, heretofore conveyed by E. Eugene Driver and wife, Judith Jackson Driver, to Gilley Farms, Inc., by deed dated December 17, 2004, and recorded in Deed Book 305, page 606, Register's Office of Coffee County, Tennessee.

6.62 acres on Murfreesboro Hwy (Map056 Parcel023.01)

Beginning at an old iron pin in the westerly margin of Hwy 41, said point being the northeasterly corner of the parcel described herein and being the southeasterly corner of Concrete Steel (DB 210, PG 558); thence running with the westerly margin of Hwy 41 and along an overhead power and telephone line S 31 deg 49 min 22 sec E, 241.01 feet to a R/W Marker; thence continuing along Hwy 41 and through two power poles, S 32 deg 03 min 00 sec E. 294.79 feet to a new iron pin located approximately 825 feet from the centerline of 16th Model Road; thence leaving Hwy 41 and running S 58 deg. 40 min. 32 sec W. 203.00 feet to a new iron pin; thence running S 31 deg. 52 min 09 sec E 322.50 feet to a new iron pin;

thence running with Vickers (DB 143, PG 119) remaining property N 88 deg 50 min 37 sec W. 577.29 feet, running through a stake set on line, to an old iron pin; thence N 00 deg 30 min 11 sec E. 639.31 feet, running through a stake set on line, to an old iron pin; thence running with Concrete Steel's (DB 210, PG 558) southerly line N 57 deg 50 min 02 sec E, 343.98 feet to the point of beginning and containing **8.10 acres**, more or less, according to a survey dated June 20, 2005, by Franklin D. Barnes, Tennessee No. 1670, P.O. Box 276, Manchester, TN 37349.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to DG Stragic II, LLC, a Tennessee limited liability company by Special Warranty Deed filed for record on December 30, 2015 in Book W370, page 424, said Register's Office.

Being a parcel of land in Coffee County, Tennessee shown as Lot 2 on the Plan of Zarembo Group LLC, Coffee County Dollar General Store, Tennessee, Tennessee of record in Plat Book 861B2, page 0, Register's Office for Coffee County situated in the 1st Civil District of Coffee County Tennessee and being more particularly described as follows:

Beginning at an iron pin found in the westerly margin of Murfreesboro Highway, said iron pin being the northeast corner of the C.K. Waterson et ux property, Registers Office of Coffee County, Tennessee (R.O.C.C.T.) Deed Book 281, page 77, and an east corner of the Bobby G. Gilley et ux property, R.O.C.C.T. Deed Book 309, page 329, of which this description is a part of; thence with the common boundary line of said Waterson and Gilley, South 60°05'23" West 203.02 feet to an iron pin found; thence leaving said common boundary line of Waterson and Gilley and through the property of Gilley the following three calls: South 60°05'23" West 67.00 feet to an iron pin set; thence North 30°33'40" West a distance of 238.93 feet to an iron pin set; thence North 59°26'20" East a distance of 270.00 feet to an iron pin set in the westerly margin of the Murfreesboro Highway; thence with said margin of said highway South 30°33'40" East a distance of 242.00 feet to the point of beginning, containing 1.49 acres, more or less.

4728 Murfreesboro Hwy (Map056 Parcel046.00)

Parcel 1: Beginning at the corner of a fence in the north margin of U.S. Highway No. 41 at Earl Hulled's southeast corner; thence north 03 deg. east along Hullett's east line 2470 feet to a stake in the south margin of Interstate Highway No. 24; thence south 65 deg. 30 min. east along the south margin of said Interstate Highway No. 24 a distance of 731.6 feet to a stake; thence south 03 deg. 30 min. west along a fence, Arnold's west line; 2488.8 feet to the corner of a fence in the north margin of U.S. Highway No. 41; thence north 64 deg. 15 min. west along the north margin of U.S. Highway No. 41 a distance of 315 feet and continuing along the north margin of U.S. Highway 41, north 63 deg. west 396 feet to the place of beginning, and containing 37.91 acres as surveyed by Claude Ingram, Coffee County, Surveyor, on the 28th day of August, 1967.

There is included in the above description but expressly excluded from this conveyance the following described parcel of land: Beginning at a corner of a fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41, North 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 360 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by Deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee. And being that property heretofore conveyed to Bobby G. Gilley by Volunteer Stables, Inc. by deed dated July 16, 1969 and of record in Warranty deed Book 124, page 711, Register's Office, Coffee County, Tennessee.

Parcel 2: Beginning at a corner of fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41 north 64 deg. 15

min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 350 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee.

Lots 19, 20, 22, 23, 43, 44, 45, 46, 47 and 48 in Lake S Burgess

Parcel 1: (057 019.19, 057 019.20, 057 019.22, 057 019.23, 057 019.45, 057 019.46 and 057 019.48)
Land in Coffee County, Tennessee, and being all of Lot Nos. 19, 20, 22, 23, 45, 46 and 48, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

Parcel 2: (057 019.43, 057 019.44 and 057 019.47)
Land in Coffee County, Tennessee, and being all of Lot Nos. 43, 44 and 47, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

910 N Ballard Road (Map057 Parcel009.00)

Parcel 1:
Beginning at a stake in the northeast margin of Interstate Highway No. 24 frontage road at Richards' most westerly corner; thence along the northeast margin of said frontage road north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the northeast margin of Interstate Highway No. 24; thence along the northeast margin of said highway north 61 deg. 01 min. west 478.26 feet, north 56 deg. 16 min. west 353.09 feet, north 30 deg. 25 min. west 529.45 feet, and north 60 deg. 32 min. west 239.48 feet to a corner post at King's southeast corner; thence leaving said highway and running north 02 deg. 02 min. east along King's line 468.86 feet to an oak; thence north 03 deg. 59 min. east along King's line 830.01 feet to a stake at King's northeast corner; thence north 86 deg. 27 min. west along King's north line 901.23 feet to a stake at King's northwest corner; thence south 39 deg. west 1169.14 feet to a stake in the northeast margin of Interstate Highway No. 24 at King's southwest corner; thence north 61 deg. 01 min. west along the northeast margin of said highway 463.7 feet to a corner post at King's southeast corner; thence north 04 deg. 26 min. east along King's line 1087 19 feet to a stake; thence south 86 deg. 29 min. east 3343.09 feet to a stake; thence south 03 deg. 55 min. west 938.37 feet to a stake; thence south 87 deg. east 751 feet to an oak; thence south 03 deg. 38 min. west 1468.92 feet to a corner post; thence south 54 deg. 02 min. west 563.66 feet to the place of beginning, and containing 146.15 acres.

Parcel 2:
Tract No. 1: Being bounded on the north, east, and west by Ballard; and bounded on the south by Interstate Highway No. 24, and containing 31.8 acres, more or less.
Tract No. 2: Being bounded on the north by Clouse, bounded on the east by Fulks and Ballard; bounded on the south by Interstate Highway No. 24; and bounded on the west by Rogers, and containing 50 acres, more or less.

Parcel 3:
Being bounded on the north by Clouse and the Fredonia Road; bounded on the east by Gilley and Clouse; bounded on the south by Interstate Highway No. 24; and bounded on the west by King and road right of way, and containing 69.4 acres, more or less. A portion of said property is in the Lake S Burgess

Subdivision, a plat of which subdivision is recorded in Trust Deed Book 58, page 478, Register's Office of Coffee County, Tennessee.

Parcel 4:

Beginning at a stake at the southwest corner of the property of Billy Richards and the northwest corner of an 1-24 frontage road; thence north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the north margin of Interstate Highway No. 24; thence south 61 deg. 01 min. east along the north margin of said highway 1088.8 feet to a stake; thence north 54 deg. 02 min. east along the west end of the aforesaid frontage road 72.06 feet to the place of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office. Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Coffee County, Tennessee by Quitclaim Deed filed for record on March 3, 2003 in Book W292, page 770, said Register's Office.

Being the public road known as Ballard Road as the same is designated on the Final Plats of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision No. 2, Phase I and II, a copy of which plats are recorded in Plat Cabinet Envelope 413A and 413B, respectively, Register's Office of Coffee County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said roadway.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Han D. Kook and wife, Helen Kim by Warranty Deed filed for record on July 18, 2006, in Book W316, page 441, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 5, 6, 11, 12, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee.

BEING Lot No 20, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Tae B. Lee, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 443, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 18 and 19, on the Plan of Lake South Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Carol Chung, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 445, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 2 and 3, on the Plan of Lake South Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to John J. Yoon and wife, Susie M. Yoon by Warranty Deed filed for record on July 18, 2006 in Book W316, page 447, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 4, 7, 10, 13, 17, 21 and 24 on the Plan of Lake South Burgess Subdivision No. 2, Phase I & II, of record in Plat Cabinet 413A & Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin

of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

75.85 acres on Ballard Road (Map057 Parcel009.04)

Beginning at a stake located at the northwest corner of the subject property which corner is located at the point where both the property of King and the property of Clouse adjoin the subject property; thence south 86 deg. 18 min. east 4404.98 feet to a point in a fence line; thence south 03 deg. 55 min. west 1134.01 feet to a point; thence north 86 deg. 29 min. west 4397.59 feet to an 8-inch willow oak; thence north 08 deg. 35 min. east 1144 feet to the point of beginning, and containing 115 acres, more or less, as surveyed by Joe T. Brassfield in October 1976, and being generally bounded on the north by Clouse; bounded on the east by DeBerry; and bounded on the south and west by Bob Gilley.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street, and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Brian Langham and wife, Rebecca Langham by Warranty Deed filed for record on October 27, 2006 in Book W318, page 387, said Register's Office.

Beginning at a point in the undeveloped 50' right of way dedicated in Fredonia Village, Phase III, approximately 250' to the center line intersection of Mitchell Lane, which is also the northwest corner of

Lot No. 63 of Fredonia Village, Phase III, according to map in Envelope 394A, Register's Office of Coffee County, Tennessee; thence South 02 degrees 03 minutes 00 seconds W, 400 feet to an iron pin; thence North 87 degrees 57 minutes 00 seconds W, 250 feet to an iron pin; thence North 02 degrees 03 minutes 00 seconds East, 400 feet to an iron pin; Thence South 87 degrees 57 minutes 00 seconds East, 250 feet to the point of beginning, and containing 2.01 acres, more or less, as surveyed by Barnes Surveying on August 17, 2006.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

and

WHEREAS, as a condition of annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS, by separate Resolution, the Board of Mayor and Aldermen adopted a Plan of Services preliminary to annexation of the hereafter described property; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on the annexation on October 24, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that, pursuant to the written

request of the owners, Robert and Shonta Gilley, the following property owned by them be and is annexed into the City of Manchester:

4692 Murfreesboro Hwy (Map056 Parcel045.00)

Beginning at a corner of a fence located in the northerly margin of U.S. Highway No. 41; thence running with a fence north 03 deg. 45 min. east 268.2 feet to a corner of a fence; thence running with a fence south 74 deg. 30 min. east 195.3 feet to a stake; thence running south 21 deg. 00 min. west 280.6 feet to a stake located in the northerly margin of U.S. Highway No. 41; thence running with the northerly margin of U.S. Highway No. 41 north 06 deg. 45 min. west 123.41 feet to the point of beginning. Also being a part of Tract No. 7 of the Rogers Brothers Subdivision, a plat of which is recorded in Trust Deed Book 41, page 217, Register's Office of Coffee County, Tennessee.

38.87 acres on Murfreesboro Hwy (Map068 Parcel007.09)

Beginning at an iron pin lying in the northerly margin of a 50 foot unimproved gravel road; thence leaving the road, N 43° 36' 48" W, 656.32 feet to a fence post; thence N 54° 39' 48" E, along a fence, 1808.54 feet to a fence post in the southwest margin of Interstate No. 24; thence S 60° 26' 51" E, along the southwest margin of said highway 1459.95 feet to a fence post; thence S 4° 29' 13" W, 264.54 feet to an iron pin the northerly margin of that 50 foot unimproved gravel road; thence following the northerly margin of that road, N 58° 59' 9" W, 15.12 feet to a point; thence along the chord of an undefined curve N 78° 27' 21" W, 165.33 feet to a point; thence S 82° 04' 27" W, 437.44 feet to a point; thence along the chord of an undefined curve, N 79° 40' 46" W 132.96 feet to a point; thence N 61° 25' 59" W, 372.62 feet to a point; thence along the chord of an undefined curve S 87° 43' 54" W, 188.64 feet to a point; thence S 56° 53' 46" W, 935.00 feet to a point; thence along the chord of an undefined curve S 52° 14' 44" W, 107.78 feet to a point; thence S 47° 35' 42" W, 201.44 feet to the point of beginning and containing 38.87 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August, 1991.

2.95 acres on Murfreesboro Hwy (Map068 Parcel007.06)

Tract No. 3: Being an undivided one half interest in the following described parcel of land: Being the right of way of a 50 foot unimproved gravel road reflected on Tax Map 68 as Parcel 7.06 containing 2.95 acres, and beginning at a point in the eastern right of way of U.S. Highway 41; thence in a northeasterly direction to the boundary of the tract previously conveyed by Landon Lowe to Eugene Driver and wife, Judy Driver, in which there is a reference to said right of way of a 50 foot unimproved gravel road; which is the northern boundary of said property; thence continuing north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along a chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe.

57.08 acres on Murfreesboro Hwy (Map068 Parcel007.10)

PARCEL No. 1:

Tract No. 1: Beginning at a fence post in the northeast margin of U.S. Highway 41 at Parson's most westerly corner; thence north 43 deg. 52 min. 33 sec. west along the northeast margin of said highway 612.02 feet to a fence post at Jacobs' corner; thence north 68 deg. 16 min. 51 sec. east along Jacobs' line 350.56 feet to a fence post at Jacobs' corner; thence north 44 deg. 11 min. 26 sec. west 256.71 feet to a fence post at Jacobs' corner; thence north 43 deg. 57 min. 26 sec. east 126.63 feet to a fence post; thence north 44 deg. 27 min. 38 sec. west 127.78 feet to a fence post which is in the southerly right of way of a 50 foot unimproved gravel road, which is the northern boundary of this property; thence continuing along that right of way north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along the chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a

point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe; thence leaving that right of way south 04 deg. 50 min. 01 sec. west 406.01 feet to a fence post; thence south 89 deg. 11 min. 24 sec. west 362.37 feet to a fence post; thence south 48 deg. 59 min. 27 sec. west 450.74 feet to a fence post; thence south 50 deg. 02 min. 43 sec. west 940.50 feet to a fence post at Parson's most easterly corner; thence north 44 deg. 40 min. 43 sec. west along Parson's line 209.42 feet to a fence post; thence south 50 deg. 06 min. 48 sec. west 406.14 feet to the place of beginning, and containing 44.56 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August 199.

Tract No. 2: Beginning at a point in a fence line, said point being located north 50 deg. 02 min. 43 sec. east 300 feet along a fence line from Lowe's southeasterly corner; thence running with Lowe's southerly line north 50 deg. 02 min. 43 sec. east 640.99 feet to a fence post; thence running with Lowe's line north 48 deg. 45 min. 48 sec. east 451.29 feet to a fence post; thence south 03 deg. 46 min. 42 sec. west 690.80 feet to an iron pin; said pin being Moore's northerly corner of a 5 acre tract; thence running with Moore's line south 39 deg. 27 min. 19 sec. west 571.88 feet to an iron pin; thence running with an old fence line north 45 deg. 00 min. 08 sec. west 596.47 feet to the point of beginning, and containing by estimation 10.02 acres as per survey of Robert Kanter License No. 995, dated October 11, 1990.

PARCEL 2:

Beginning at a stake in the northeast margin of U.S. Highway No. 41 at the most westerly corner of the property of Murphy; thence north 40 deg. 39 min. 47 sec. west along the northeast margin of said highway 156.78 feet to a stake; thence leaving the highway and running north 49 deg. 57 min. 41 sec. east 726.94 feet to a stake; thence north 39 deg. 27 min. 19 sec. east 571.88 feet to a stake; thence south 03 deg. 46 min. 42 sec. west 367.42 feet to a fence post; thence south 29 deg. 05 min, 50 sec. west 318.59 feet to a fence post; thence south 82 deg. 41 min. 29 sec. west 8.94 feet to a fence post; thence north 40 deg. 46 min. 27 sec. west 112.33 feet to a fence post; thence south 49 deg. 59 min. 32 sec. west along Murphy's northwest line 726.53 feet to the place of beginning and containing five (5) acres as surveyed by Robert N. Kanter, RLS TN No. 995 in October, 1990.

However, there is included within the boundaries of the above described property, but excluded from this conveyance, that parcel of land containing 2.5 acres, more or less, heretofore conveyed by E. Eugene Driver and wife, Judith Jackson Driver, to Gilley Farms, Inc., by deed dated December 17, 2004, and recorded in Deed Book 305, page 606, Register's Office of Coffee County, Tennessee.

6.62 acres on Murfreesboro Hwy (Map056 Parcel023.01)

Beginning at an old iron pin in the westerly margin of Hwy 41, said point being the northeasterly corner of the parcel described herein and being the southeasterly corner of Concrete Steel (DB 210, PG 558); thence running with the westerly margin of Hwy 41 and along an overhead power and telephone line S 31 deg 49 min 22 sec E, 241.01 feet to a R/W Marker; thence continuing along Hwy 41 and through two power poles, S 32 deg 03 min 00 sec E. 294.79 feet to a new iron pin located approximately 825 feet from the centerline of 16th Model Road; thence leaving Hwy 41 and running S 58 deg. 40 min. 32 sec W. 203.00 feet to a new iron pin; thence running S 31 deg. 52 min 09 sec E 322.50 feet to a new iron pin; thence running with Vickers (DB 143, PG 119) remaining property N 88 deg 50 min 37 sec W. 577.29 feet, running through a stake set on line, to an old iron pin; thence N 00 deg 30 min 11 sec E. 639.31 feet, running through a stake set on line, to an old iron pin; thence running with Concrete Steel's (DB 210, PG 558) southerly line N 57 deg 50 min 02 sec E, 343.98 feet to the point of beginning and containing **8.10 acres**, more or less, according to a survey dated June 20, 2005, by Franklin D. Barnes, Tennessee No. 1670, P.O. Box 276, Manchester, TN 37349.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to DG Stragic II, LLC, a Tennessee limited liability company by Special Warranty Deed filed for record on December 30, 2015 in Book W370, page 424, said Register's Office.

Being a parcel of land in Coffee County, Tennessee shown as Lot 2 on the Plan of Zaremba Group LLC, Coffee County Dollar General Store, Manchester, Tennessee of record in Plat Book 861B2, page 0, Register's Office for Coffee County situated in the 1st Civil District of Coffee County Tennessee and being more particularly described as follows:

Beginning at an iron pin found in the westerly margin of Murfreesboro Highway, said iron pin being the northeast corner of the C.K. Waterson et ux property, Registers Office of Coffee County, Tennessee (R.O.C.C.T.) Deed Book 281, page 77, and an east corner of the Bobby G. Gilley et ux property, R.O.C.C.T. Deed Book 309, page 329, of which this description is a part of; thence with the common boundary line of said Waterson and Gilley, South 60°05'23" West 203.02 feet to an iron pin found; thence leaving said common boundary line of Waterson and Gilley and through the property of Gilley the following three calls: South 60°05'23" West 67.00 feet to an iron pin set; thence North 30°33'40" West a distance of 238.93 feet to an iron pin set; thence North 59°26'20" East a distance of 270.00 feet to an iron pin set in the westerly margin of the Murfreesboro Highway; thence with said margin of said highway South 30°33'40" East a distance of 242.00 feet to the point of beginning, containing 1.49 acres, more or less.

4728 Murfreesboro Hwy (Map056 Parcel046.00)

Parcel 1: Beginning at the corner of a fence in the north margin of U.S. Highway No. 41 at Earl Hulled's southeast corner; thence north 03 deg. east along Hullett's east line 2470 feet to a stake in the south margin of Interstate Highway No. 24; thence south 65 deg. 30 min. east along the south margin of said Interstate Highway No. 24 a distance of 731.6 feet to a stake; thence south 03 deg. 30 min. west along a fence, Arnold's west line; 2488.8 feet to the corner of a fence in the north margin of U.S. Highway No. 41; thence north 64 deg. 15 min. west along the north margin of U.S. Highway No. 41 a distance of 315 feet and continuing along the north margin of U.S. Highway 41, north 63 deg. west 396 feet to the place of beginning, and containing 37.91 acres as surveyed by Claude Ingram, Coffee County, Surveyor, on the 28th day of August, 1967.

There is included in the above description but expressly excluded from this conveyance the following described parcel of land: Beginning at a corner of a fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41, North 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 360 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by Deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee. And being that property heretofore conveyed to Bobby G. Gilley by Volunteer Stables, Inc. by deed dated July 16, 1969 and of record in Warranty deed Book 124, page 711, Register's Office, Coffee County, Tennessee.

Parcel 2: Beginning at a corner of fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41 north 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 350 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee.

Lots 19, 20, 22, 23, 43, 44, 45, 46, 47 and 48 in Lake S Burgess

Parcel 1: (057 019.19, 057 019.20, 057 019.22, 057 019.23, 057 019.45, 057 019.46 and 057 019.48)
Land in Coffee County, Tennessee, and being all of Lot Nos. 19, 20, 22, 23, 45, 46 and 48, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

Parcel 2: (057 019.43, 057 019.44 and 057 019.47)
Land in Coffee County, Tennessee, and being all of Lot Nos. 43, 44 and 47, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

910 N Ballard Road (Map057 Parcel009.00)

Parcel 1:

Beginning at a stake in the northeast margin of Interstate Highway No. 24 frontage road at Richards' most westerly corner; thence along the northeast margin of said frontage road north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the northeast margin of Interstate Highway No. 24; thence along the northeast margin of said highway north 61 deg. 01 min. west 478.26 feet, north 56 deg. 16 min. west 353.09 feet, north 30 deg. 25 min. west 529.45 feet, and north 60 deg. 32 min. west 239.48 feet to a corner post at King's southeast corner; thence leaving said highway and running north 02 deg. 02 min. east along King's line 468.86 feet to an oak; thence north 03 deg. 59 min. east along King's line 830.01 feet to a stake at King's northeast corner; thence north 86 deg. 27 min. west along King's north line 901.23 feet to a stake at King's northwest corner; thence south 39 deg. west 1169.14 feet to a stake in the northeast margin of Interstate Highway No. 24 at King's southwest corner; thence north 61 deg. 01 min. west along the northeast margin of said highway 463.7 feet to a corner post at King's southeast corner; thence north 04 deg. 26 min. east along King's line 1087.19 feet to a stake; thence south 86 deg. 29 min. east 3343.09 feet to a stake; thence south 03 deg. 55 min. west 938.37 feet to a stake; thence south 87 deg. east 751 feet to an oak; thence south 03 deg. 38 min. west 1468.92 feet to a corner post; thence south 54 deg. 02 min. west 563.66 feet to the place of beginning, and containing 146.15 acres.

Parcel 2:

Tract No. 1: Being bounded on the north, east, and west by Ballard; and bounded on the south by Interstate Highway No. 24, and containing 31.8 acres, more or less.

Tract No. 2: Being bounded on the north by Clouse, bounded on the east by Fulks and Ballard; bounded on the south by Interstate Highway No. 24; and bounded on the west by Rogers, and containing 50 acres, more or less.

Parcel 3:

Being bounded on the north by Clouse and the Fredonia Road; bounded on the east by Gilley and Clouse; bounded on the south by Interstate Highway No. 24; and bounded on the west by King and road right of way, and containing 69.4 acres, more or less. A portion of said property is in the Lake S Burgess Subdivision, a plat of which subdivision is recorded in Trust Deed Book 58, page 478, Register's Office of Coffee County, Tennessee.

Parcel 4:

Beginning at a stake at the southwest corner of the property of Billy Richards and the northwest corner of an 1-24 frontage road; thence north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the north margin of Interstate Highway No. 24; thence south 61 deg. 01 min. east along the north margin of said highway 1088.8 feet to a stake; thence north 54 deg. 02 min. east along the west end of the aforesaid frontage road 72.06 feet to the place of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed

for record on June 8, 2007 in Book W322, page 390, said Register's Office. Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Coffee County, Tennessee by Quitclaim Deed filed for record on March 3, 2003 in Book W292, page 770, said Register's Office.

Being the public road known as Ballard Road as the same is designated on the Final Plats of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision No. 2, Phase I and II, a copy of which plats are recorded in Plat Cabinet Envelope 413A and 413B, respectively, Register's Office of Coffee County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said roadway.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Han D. Kook and wife, Helen Kim by Warranty Deed filed for record on July 18, 2006, in Book W316, page 441, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 5, 6, 11, 12, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee.

BEING Lot No 20, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Tae B. Lee, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 443, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being

more fully described as follows, to-wit:

BEING Lot Nos. 18 and 19, on the Plan of Lake South Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Carol Chung, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 445, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 2 and 3, on the Plan of Lake South Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to John J. Yoon and wife, Susie M. Yoon by Warranty Deed filed for record on July 18, 2006 in Book W316, page 447, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 4, 7, 10, 13, 17, 21 and 24 on the Plan of Lake South Burgess Subdivision No. 2, Phase I & II, of record in Plat Cabinet 413A & Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

75.85 acres on Ballard Road (Map057 Parcel009.04)

Beginning at a stake located at the northwest corner of the subject property which corner is located at the point where both the property of King and the property of Clouse adjoin the subject property; thence south 86 deg.

18 min. east 4404.98 feet to a point in a fence line; thence south 03 deg. 55 min. west 1134.01 feet to a point; thence north 86 deg. 29 min. west 4397.59 feet to an 8-inch willow oak; thence north 08 deg. 35 min. east 1144 feet to the point of beginning, and containing 115 acres, more or less, as surveyed by Joe T. Brassfield in October 1976, and being generally bounded on the north by Clouse; bounded on the east by DeBerry; and bounded on the south and west by Bob Gilley.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street, and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Brian Langham and wife, Rebecca Langham by Warranty Deed filed for record on October 27, 2006 in Book W318, page 387, said Register's Office.

Beginning at a point in the undeveloped 50' right of way dedicated in Fredonia Village, Phase III, approximately 250' to the center line intersection of Mitchell Lane, which is also the northwest corner of Lot No. 63 of Fredonia Village, Phase III, according to map in Envelope 394A, Register's Office of Coffee County, Tennessee; thence South 02 degrees 03 minutes 00 seconds W, 400 feet to an iron pin; thence North 87 degrees 57 minutes 00 seconds W, 250 feet to an iron pin; thence North 02 degrees 03 minutes 00 seconds East, 400 feet to an iron pin; Thence South 87 degrees 57 minutes 00 seconds East, 250 feet to the point of beginning, and containing 2.01 acres, more or less, as surveyed by Barnes Surveying on August 17, 2006.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision

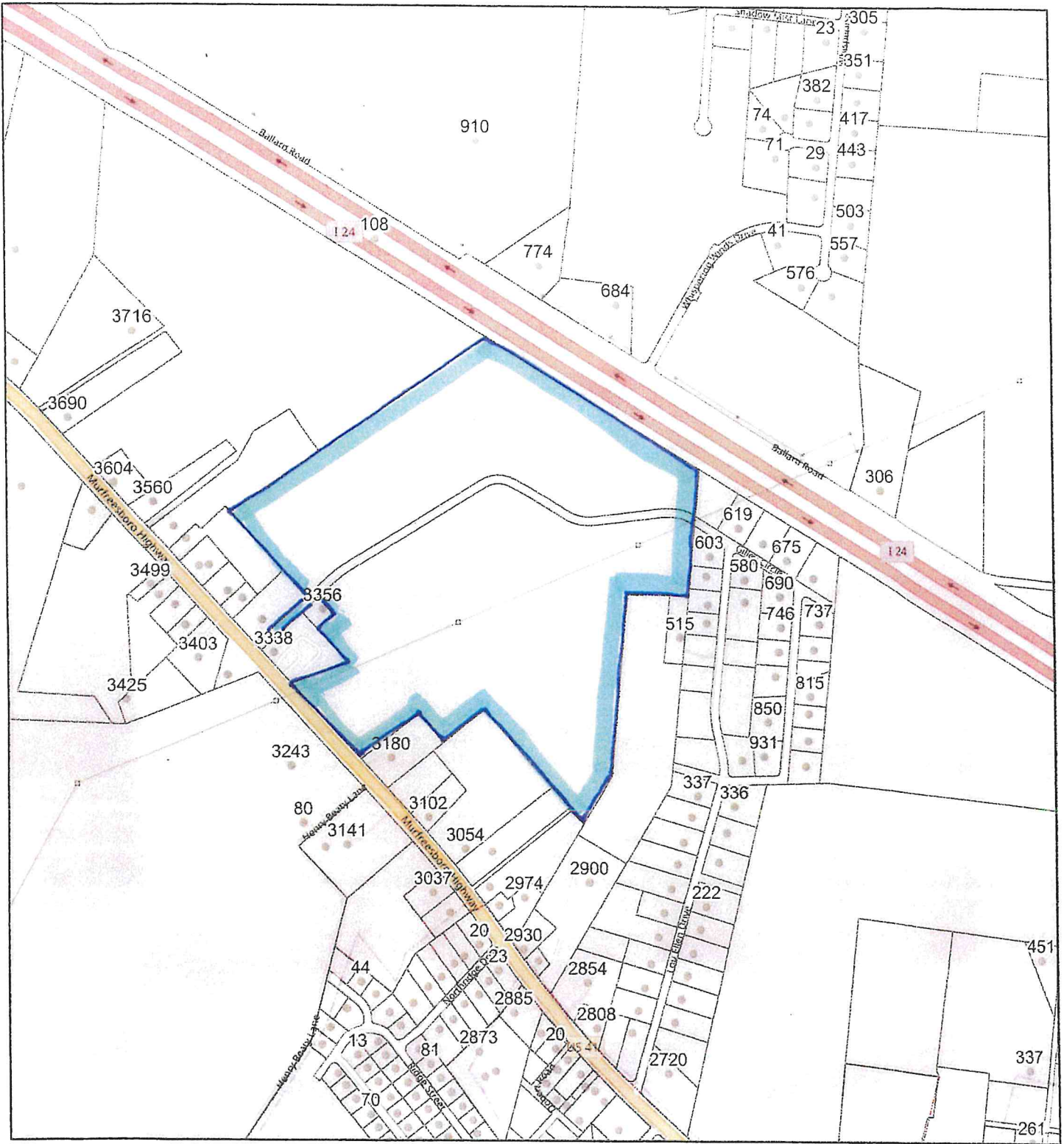
road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

Resolved this _____ day of _____ 2024.

Joey Hobbs, Mayor

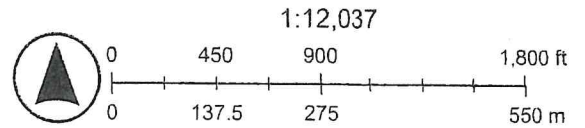
Anthony Burrows, Finance Director

Gilley 99



8/29/2024, 9:40:16 AM

-  Coffee Parcels
-  Coffee Addresses
-  Manchester City Limit



RESOLUTION NO. _____

A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF TEN AND THIRTY SEVEN/HUNDREDTHS (10.37) ACRES OF PROPERTY OWNED BY DONALD PARKER, LOCATED ON SISSOM LANE.

WHEREAS Donald Parker owns certain property located at Sissom Lane, which he has requested the City to annex, described as follows:

Map 67, Group __, Portion of Parcel 036.05

BEGINNING at a pipe found in a root at a metal fence post in the southwest corner of the southerly terminus of Sissom Lane; thence proceeding along the south margin of the southerly terminus of said road and the south line of Paradox Enterprises, LLC S 81°00'27" E, 195.33 ft. to a capped rebar found at a painted metal fence post in the west line of Batesville Manufacturing, being the southeast corner of Paradox Enterprises LLC and the northeast corner of the property herein described; thence proceeding along the west line of Batesville Manufacturing, S 06°59'07" W, 304.55 ft. to a painted crosstie fence post, being the northeast corner of Parker and the southeast corner of the property herein described; thence leaving the west line of Batesville Manufacturing and proceeding along the north line of Parker, N 78°54'20" W, 768.33 ft. to a pipe found at a painted metal fence post; thence proceeding along the north line of DREMC, N 79°41'36" W, 417.09 ft. to a concrete monument at a crosstie fence post, being the southeast corner of Norton and the southwest corner of the property herein described; thence leaving the north line of DREMC and proceeding along the east line of Norton, N 05°50'26" E, 512.60 ft. to a capped rebar found at a painted metal fence post, being the new southwest corner of the remaining Kiviniemi and the northwest corner of the property herein described; thence leaving the east line of Norton and proceeding along the new severance line, as per this survey, between the remaining Kiviniemi and the property herein described, S 66°20'46" E, 157.73 ft. to a capped rebar found at a planted stone and a painted metal fence post, being the new southeast corner of the remaining Kiviniemi thence proceeding along the south line of Golgata, S 66°26'12" E, 758.68 ft. to a pipe found at a metal fence post; thence proceeding along the south lines of Golgata and Paradox Enterprises LLC, S 81°10'35" E, 119.89 ft. to a pipe found at a metal fence post in the west margin of Sissom Lane; thence proceeding along the west margin of said road, S 08°10'30" W, 14.78 ft. to the POINT OF BEGINNING, containing 10.37 Acres as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 24C-237, dated 07-15-2024, and being a portion of the property described in WDB. 420, pg. 312, ROCCTN.

and

WHEREAS, prior to annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS the Plan of Services is set forth in the attached documents generated by the Water and Sewer Department dated August 8, 2024; Police Department dated August 5, 2024; Manchester Fire-Rescue dated August 2, 2024; City of Manchester Street Department dated August 7, 2024; Finance Office dated August 5, 2024; Health and Codes Department dated

August 8, 2024; Manchester City Schools dated August 9, 2024 and the Manchester Parks and Recreation Department dated August 9, 2024; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting August 19, 2024, and it generated its written report dated August 29, 2024, as required by T.C.A. 6-51-102, a copy of which is attached hereto; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on both the Plan of Services and annexation on October 24, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Plan of Services attached hereto be adopted in conjunction with the annexation of the following described property owned by Donald Parker:

BEGINNING at a pipe found in a root at a metal fence post in the southwest corner of the southerly terminus of Sissom Lane; thence proceeding along the south margin of the southerly terminus of said road and the south line of Paradox Enterprises, LLC S 81°00'27" E, 195.33 ft. to a capped rebar found at a painted metal fence post in the west line of Batesville Manufacturing, being the southeast corner of Paradox Enterprises LLC and the northeast corner of the property herein described; thence proceeding along the west line of Batesville Manufacturing, S 06°59'07" W, 304.55 ft. to a painted crosstie fence post, being the northeast corner of Parker and the southeast corner of the property herein described; thence leaving the west line of Batesville Manufacturing and proceeding along the north line of Parker, N 78°54'20" W, 768.33 ft. to a pipe found at a painted metal fence post; thence proceeding along the north line of DREMC, N 79°41'36" W, 417.09 ft. to a concrete monument at a crosstie fence post, being the southeast corner of Norton and the southwest corner of the property herein described; thence leaving the north line of DREMC and proceeding along the east line of Norton, N 05°50'26" E, 512.60 ft. to a capped rebar found at a painted metal fence post, being the new southwest corner of the remaining Kiviniemi and the northwest corner of the property herein described; thence leaving the east line of Norton and proceeding along the new severance line, as per this survey, between the remaining Kiviniemi and the property herein described, S 66°20'46" E, 157.73 ft. to a capped rebar found at a planted stone and a painted metal fence post, being the new southeast corner of the remaining Kiviniemi thence proceeding along the south line of Golgata, S 66°26'12" E, 758.68 ft. to a pipe found at a metal fence post; thence proceeding along the south lines of Golgata and Paradox Enterprises LLC, S 81°10'35" E, 119.89 ft. to a pipe found at a metal fence post in the west margin of Sissom Lane; thence proceeding along the west margin of said road, S 08°10'30" W, 14.78 ft. to the POINT OF BEGINNING, containing 10.37 Acres as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 24C-237, dated 07-15-2024, and being a portion of the property described in WDB. 420, pg. 312, ROCCTN.

Resolved this _____ day of October, 2024.

Joey Hobbs Mayor

Anthony Burrows, Finance Director



CITY OF MANCHESTER

HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



August 29, 2024

Board of Mayor and Aldermen
City of Manchester
200 West Fort St.
Manchester, TN 37355

Re: Riddle Rd./Sissom Ln. Annexation Request
(Approximately 10.37 acres)

Ladies and Gentlemen:

Pursuant to T.C.A. § 6-51-102(b)(4), the Manchester Regional Planning Commission (the "Planning Commission") issues this written report after study of the proposed plan of services (the "Plan of Services") for the property currently owned by Donald Parker described in Warranty Deed Book W443 pages 18-21, in the Register's Office of Coffee County, Tennessee. The Planning Commission believes that the Plan of Services adequately addresses the scope of services identified in T.C.A. § 6-51-102 as well as the timing of the services. The developer will be responsible for providing adequate sewer infrastructure as well as TDEC approval and any easements to the development. The property falls within Hillsville Utility District for water services. Codes and Public Works stated they may require additional staff and equipment upon development. Manchester City Schools stated they are near capacity. The School system has begun a 3 year process to plan for construction of new school buildings by purchasing property for such construction. Parks and recreation state the need for additional park land with the continued addition of residents. While on site hydrants or additional public hydrants may be required, Chief Chambers stated the Department will provide services. All other departments will provide services as well.

Following the aforementioned study at its duly called meeting on August 19th, 2024, the Planning Commission voted to recommend approval of the Plan of Services and annexation of the property.

Sincerely,

MARK A. WILLIAMS, CHAIRMAN
MANCHESTER PLANNING COMMISSION

MAW/mt

Cc: Brittany Fiske, Community Development and Zoning Director



CITY OF MANCHESTER
HEALTH AND CODES DEPARTMENT
200 W. Fort Street
Manchester, Tennessee 37355
931-723-1464



August 8, 2024

Re: Plan of service for the proposed annexation of property owned by Donald Parker located at the end of Sissom Lane. This property contains approximately 10.37 acres. The owner is requesting the property be zoned R-4 high density residential upon annexation (see attached requirements).

Planning, Zoning and Inspection Services:

The Planning and Zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

Any inspection services now provided by the City (Building, mechanical, plumbing, gas, housing, etc.) will begin in the annexed area on the effective date of annexation.

As the City continues to grow, the Planning and Codes department is beginning to see the need for additional staff. This could include filling the position of Assistant Director or adding an additional building inspector.

Sincerely,

Brittany Fiske

Community Development and Zoning Director



CITY OF MANCHESTER

FINANCE OFFICE
200 W. FORT STREET
MANCHESTER, TENNESSEE 37355

3-STAR COMMUNITY



Award Recipient for Economic Preparedness

August 5, 2024

To: Brittany Fiske

From: Anthony Burrows

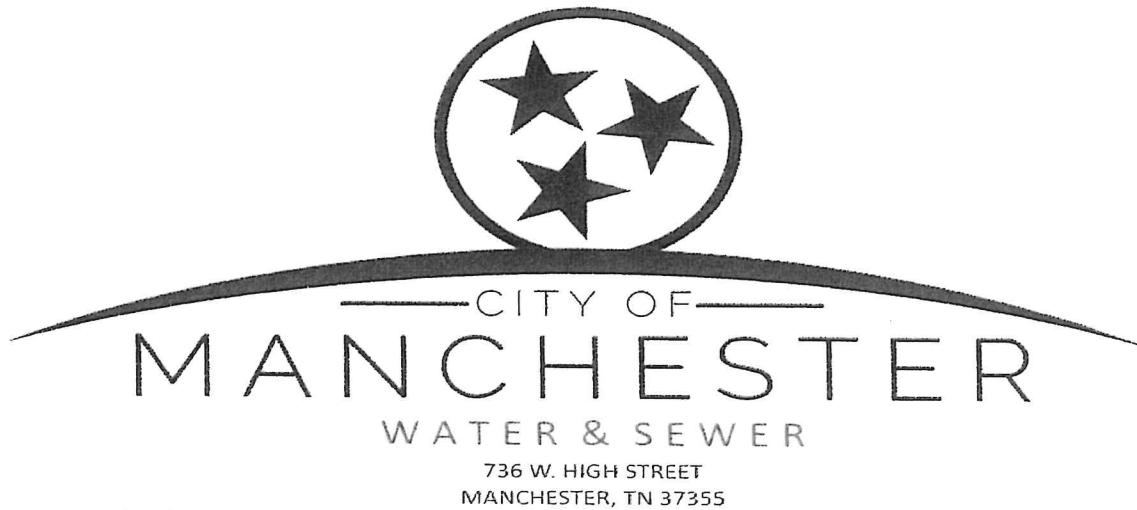
Re: Plan of Service for the annexation of Map 067 Parcel 036.10 the Parker Property located on Sissom Lane.

The Finance Department's Plan of Service will be for the collection of property taxes. The Finance Department will accept payment of these property tax payments through the City's Tax office located at City Hall by all means available and authorized by the City of Manchester.

If you have any questions or need additional information, please let me know.

Sincerely,

Anthony Burrows
Finance Director



WAREHOUSE (931) 728-1273

BILLING OFFICE (931) 728-7171

August 8, 2024

Brittany Fiske
Director of Health & Codes
200 W. Fort Street
Manchester, TN 37355

Re: Plan of Service for Proposed Annexation of Property, 10.37 Acres, Sissom Ln

Ms. Fiske,

Water

Water is available from Hillsville Utility District which also supplies the residences on Sissom Lane.

Sewer

As shown on the attached map, there is a 10" and 12" sewer main located on the property.

Any easements needed for a project would be the developer's responsibility. Prior to acceptance of any infrastructure, those easements would need to be conveyed to the City of Manchester Water & Sewer Department.

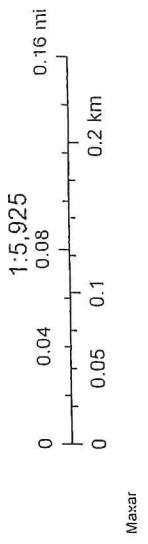
A map of the approximate location of the utilities has been attached for reference.

** Note: 1) No demand numbers were indicated for this annexation. It would be necessary for any developers to generate the demand for any proposed project and with the concurrence of the City Engineer, make the determination if the infrastructure is adequate. Any necessary upgrades to the infrastructure would be at the cost of the developer.

** Note: 2) Every new connection to the sewer system requires state approval. Recently the response time from the State has been increased. Based on recent experience; it is not possible for the City to predict when the State may act on an approval request. The City is under and Agreed Order with the Tennessee Department of

Environment and Conservation (TDEC) due to the existing condition of some portions of the system. There is an area of concern directly downstream of this proposed property annexation; therefore, TDEC will be reviewing closely the design plans as well as the proposed sewer volume submitted for approval to TDEC by your firm. MWSD will provide any requested information to RDEC as they review your design plan including recent sewer rehabilitation efforts in the area to help support your submittal; however, MWSD cannot give a commitment that TDEC will approve connection of the proposed development.

June 11 2024



8/2/2024



Manchester City Schools

Dr. Joey Vaughn, Director

215 E Fort Street

Manchester, TN 37355

Office: (931)728-2316

Fax (931)728-7075

"Every Child Matters"

August 9, 2024

Ms. Brittany Fiske
Community Development and Zoning Director
200 W. Fort Street
Manchester, TN 37355

**RE: Plan of Service - Property Owned by Donald Parker - Portion at End
of Sissom Lane**

Dear Ms. Fiske:

If the property being annexed is developed residential, below are the needs to support the Plan of Service.

- Until plans for potential development are submitted, it will be impossible to predict the number of schools needed.
- Manchester City Schools will need to construct new school buildings.
- We will need three (3) years to plan for such growth in order to construct a new school.

We will do our best to serve and accommodate these new families with the assistance of the Mayor and Aldermen in the future.

Sincerely,

Dr. Joey Vaughn
Director of Schools

JV:cd

PLAN OF SERVICE

CITY OF MANCHESTER, STREET DEPARTMENT

Proposed Annexation of 10.37 acres located at the end of Sissom Lane, owned by Donald Parker

August 7, 2024

1. Provide Sanitation Service (Contracted presently through Republic Services)
2. Provide pickup service of Brush and Junk (old appliances, furniture etc...)
3. Provide Leaf Service to the annexed property
4. Provide signs for street names, stop signs, speed limit etc. (If Applicable)
5. Provide clearing of storm drains as necessary. (If located on City Property)
6. Provide animal control in this area.
7. Remove litter and debris from road shoulders as needed. (If on City Property)
8. Mow road shoulders as needed. (If on City Property)
9. If access to property is from Sissom Lane, the city will need to accept the Riddle Rd to Sissom Lane right of way. If the property is accessed through Stonehenge Subdivision, all new roadways will be required to meet city standards.
10. Maintain roadway (once roadway meets city standards). This road is tar and chip and would have to be paved
11. Any entrances or exits would need to be approved by TDOT
12. More Public Works personnel needed
13. More Public Works equipment needed

These services would be provided as soon as there is a final board approval. It could take up to a week for Republic Services to deliver carts to the Residential and or dumpsters to Commercial Property.



MANCHESTER FIRE-RESCUE

1509 Hillsboro Blvd
Manchester, TN 37355
Phone 931-728-2999

George J. Chambers III, Fire Chief
gchambers@cityofmanchestertn.com

2 Aug 2024

REPLY TO

ATTN OF: Community Development and Zoning Director

SUBJECT: Plan of Service for Proposed Annexation of Property Owned by Donald Parker, located at the end of Sissom Lane, approximately 10.37 Acres

Manchester Fire-Rescue would provide automatic fire protection services for this property when annexed into the City of Manchester. This includes fire response, hazardous materials response, preplanning, fire inspection services and fire prevention and safety training. Biggest concern may be adequate water pressure. There are currently no fire hydrants on Sissom Lane. There is a county fire hydrant on Riddle Rd in the curve just passed this property approximately 2200 feet away. Not sure if there is adequate pressure in the County hydrants to support future fire hydrants in that area if developed R-4 high density residential.

For any questions concerning this please feel free to contact Manchester Fire-Rescue at 931-728-2999 or email to gchambers@cityofmanchestertn.com.


GEORGE J. CHAMBERS III
Chief, Manchester Fire-Rescue

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•
•

200 West Fort St.
Manchester Tennessee 37355
931-728-2099
931-728-4673
931-723-1591 Fax

Manchester Police Department

August 5, 2024

To: Brittany Fiske

From: Bill Sipe,
Chief of Police

Ref: Plan of service for proposed annexation of a portion of property owned by Donald Parker located at the end of Sisson Lane.

In response to a Plan of Service request for property owned by Donald Parker located at the end of Sisson Lane of approximately 10.37 acres. At this time, the Manchester Police Department would be able to provide the necessary police services for this area with the resources we currently have.

Respectfully,

Bill Sipe
Chief of Police

• • • • •



557 N. Woodland St.
Manchester, TN 37355
Office: (931) 728-0273
Cell: (931) 952-9043

Email: ajfox@cityofmanchestertn.com

Brittany Fiske
Community Development and Zoning Director
200 W. Fort St.
Manchester, TN 37355

August 9, 2024

Re: Plan of Service for Property Owned by Donald Parker – Parcel Identified as Tax Map 067,
Parcel 036.10 – Located at the End of Sissom Lane – Approximately 10.37 Acres

Dear Community Development and Zoning Director Fiske,

The Parks and Recreation Department will provide the same level of service to the owner of this property. We provide services to both city residents and rural residents. Any citizen who lives on the property would receive a discounted city resident rate for the recreation center.

As this property is developed, it will require additional park land, equipment, and staff to adequately provide recreational services to the citizens of Manchester. The National Parks and Recreation Association recommends a standard of 10 acres of available park land per 1,000 residents. We are currently serving an estimated 13,020 residents with 109 acres of park land, according to the July 1, 2022, United States Census Bureau.

Sincerely,

A handwritten signature in blue ink that reads "A.J. Fox".

A.J. Fox
Parks and Recreation Director

RESOLUTION NO. _____

A RESOLUTION ANNEXING TEN AND 37/100 (10.37) ACRES OF PROPERTY OWNED BY DONALD PARKER, LOCATED ON SISSOM LANE

WHEREAS Donald Parker, owns certain property located on Sissom Lane, which he has requested in writing that the City annex, described as follows:

Map 67 Portion of Parcel 36.05

BEGINNING at a pipe found in a root at a metal fence post in the southwest corner of the southerly terminus of Sissom Lane; thence proceeding along the south margin of the southerly terminus of said road and the south line of Paradox Enterprises, LLC S 81°00'27" E, 195.33 ft. to a capped rebar found at a painted metal fence post in the west line of Batesville Manufacturing, being the southeast corner of Paradox Enterprises LLC and the northeast corner of the property herein described; thence proceeding along the west line of Batesville Manufacturing, S 06°59'07" W, 304.55 ft. to a painted crosstie fence post, being the northeast corner of Parker and the southeast corner of the property herein described; thence leaving the west line of Batesville Manufacturing and proceeding along the north line of Parker, N 78°54'20" W, 768.33 ft. to a pipe found at a painted metal fence post; thence proceeding along the north line of DREMC, N 79°41'36" W, 417.09 ft. to a concrete monument at a crosstie fence post, being the southeast corner of Norton and the southwest corner of the property herein described; thence leaving the north line of DREMC and proceeding along the east line of Norton, N 05°50'26" E, 512.60 ft. to a capped rebar found at a painted metal fence post, being the new southwest corner of the remaining Kiviniemi and the northwest corner of the property herein described; thence leaving the east line of Norton and proceeding along the new severance line, as per this survey, between the remaining Kiviniemi and the property herein described, S 66°20'46" E, 157.73 ft. to a capped rebar found at a planted stone and a painted metal fence post, being the new southeast corner of the remaining Kiviniemi thence proceeding along the south line of Golgata, S 66°26'12" E, 758.68 ft. to a pipe found at a metal fence post; thence proceeding along the south lines of Golgata and Paradox Enterprises LLC, S 81°10'35" E, 119.89 ft. to a pipe found at a metal fence post in the west margin of Sissom Lane; thence proceeding along the west margin of said road, S 08°10'30" W, 14.78 ft. to the POINT OF BEGINNING, containing 10.37 Acres as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 24C-237, dated 07-15-2024, and being a portion of the property described in WDB. 420, pg. 312, ROCCTN.

and

WHEREAS, as a condition of annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS, by separate Resolution, the Board of Mayor and Aldermen adopted a Plan of Services preliminary to annexation of the hereafter described property; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on the annexation on October 24, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that, pursuant to the written request of the owner, Donald Parker, the following property owned by him, be and is annexed into the City of Manchester:

BEGINNING at a pipe found in a root at a metal fence post in the southwest corner of the southerly terminus of Sissom Lane; thence proceeding along the south margin of the southerly terminus of said road and the south line of Paradox Enterprises, LLC S 81°00'27" E, 195.33 ft. to a capped rebar found at a painted metal fence post in the west line of Batesville Manufacturing, being the southeast corner of Paradox Enterprises LLC and the northeast corner of the property herein described; thence proceeding along the west line of Batesville Manufacturing, S 06°59'07" W, 304.55 ft. to a painted crosstie fence post, being the northeast corner of Parker and the southeast corner of the property herein described; thence leaving the west line of Batesville Manufacturing and proceeding along the north line of Parker, N 78°54'20" W, 768.33 ft. to a pipe found at a painted metal fence post; thence proceeding along the north line of DREMC, N 79°41'36" W, 417.09 ft. to a concrete monument at a crosstie fence post, being the southeast corner of Norton and the southwest corner of the property herein described; thence leaving the north line of DREMC and proceeding along the east line of Norton, N 05°50'26" E, 512.60 ft. to a capped rebar found at a painted metal fence post, being the new southwest corner of the remaining Kiviniemi and the northwest corner of the property herein described; thence leaving the east line of Norton and proceeding along the new severance line, as per this survey, between the remaining Kiviniemi and the property herein described, S 66°20'46" E, 157.73 ft. to a capped rebar found at a planted stone and a painted metal fence post, being the new southeast corner of the remaining Kiviniemi thence proceeding along the south line of Golgata, S 66°26'12" E, 758.68 ft. to a pipe found at a metal fence post; thence proceeding along the south lines of Golgata and Paradox Enterprises LLC, S 81°10'35" E, 119.89 ft. to a pipe found at a metal fence post in the west margin of Sissom Lane; thence proceeding along the west margin of said road, S 08°10'30" W, 14.78 ft. to the POINT OF BEGINNING, containing 10.37 Acres as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway,

Manchester, TN, 37355, Job # 24C-237, dated 07-15-2024, and being a portion of the property described in WDB. 420, pg. 312, ROCCTN.

Resolved this _____ day of _____ 2024.

Joey Hobbs, Mayor

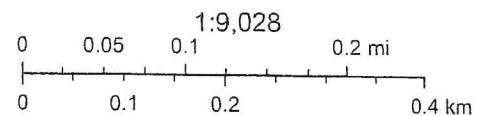
Anthony Burrows, Finance Director

Coffee County - Parcel: 067 036.05



Date: August 29, 2024

County: Coffee
Owner: KIVINIEMI GARY D ETUX VIRGINIA J
Address: RIDDLE RD
Parcel Number: 067 036.05
Deeded Acreage: 18.86
Calculated Acreage: 0



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

RESOLUTION NO. .

A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE AND INSTALL A 115-500 TON TRANE CHILLER REPLACEMENT AND WATER PUMPS AT A TOTAL COST OF THREE HUNDRED NINETY-FIVE THOUSAND NINE HUNDRED SIXTEEN AND 00/100 DOLLARS (\$395,916.00), FOR THE RECREATION CENTER

WHEREAS the City of Manchester Parks and Recreation Department needs a replacement chiller system at the Recreation Center; and

WHEREAS the Parks and Recreation Department has determined that using the OMNIA government cooperative purchasing service, negating the need to bid out the purchase, will best serve the Department's needs; and

WHEREAS the purchase be subject to the approval of funds in the Parks and Recreation Department fiscal year 2025/2026 budget to purchase and install a Trane Chiller and 2 water pumps for the proposed price of Three Hundred Ninety-Five Thousand Nine Hundred Sixteen and 00/100 Dollars (\$395,916.00); and

WHEREAS this equipment is available through the authorized use of government cooperative purchasing, making the purchase exempt from the City's bidding requirements; and

WHEREAS Code Section 5-703 (4) of the City of Manchester requires any obligation of the City on any contract in excess of \$35,000 be approved by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester contract to purchase and install an 115-500 ton Trane Chiller replacement and 2 water pumps at a cost of Three Hundred Ninety Five Thousand Nine Hundred Sixteen and 00/100 Dollars (\$395,916.00), through OMNIA, a government cooperative purchasing authority contract vendor.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the purchase be subject to the approval of funds in the appropriate line item in the Parks and Recreation Department's FY 2025/2026 budget.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor be authorized to enter into the contract and execute any documents in furtherance of this resolution.

Resolved this _____ day of _____ 2024.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 14-707 RELATIVE TO ABSOLUTE MINIMUM LOT SIZE

WHEREAS Manchester Municipal Code 14-707 establishes the absolute minimum lot size in a residential district; and

WHEREAS the Manchester Planning Commission has recommended a change to the absolute minimum lot size by decreasing it to 5000 sq. feet and a width of 50 feet at its narrowest point; and

WHEREAS the Board of Mayor and Alderman believe that it is in the best interest of the City of Manchester to adopt those recommended changes.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 14-707 be amended to delete the current wording and to add the following:

“14 -707. Absolute minimum lot size. In no case shall the building inspector or the board of zoning appeals permit any lot in a residential district to be used a building site which, is less than five thousand (5000) square feet in total area and fifty(50) feet in width at its narrowest point, or has a front setback of less than fifteen (15) feet and a side setback of less than five (5) feet, with the exception of officially approved planned developments. (1972 Code, Section 1107)”

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication, passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

PASSED FIRST READING: _____ August 6 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

14-707. Absolute minimum lot size. In no case shall the building inspector or the board of zoning appeals permit any zone lot in a residential district to be used as building site which, is less than ~~six-thousand-(6,000)~~ square feet in total area and ~~thirty-(30)-feet~~ in width at its narrowest point, or has a front setback of less than fifteen (15) feet and a side setback of less than five (5) feet, with the exception of officially approved planned developments. (1972 Code, § 11-707)

14-707. Absolute minimum lot size. In no case shall the building inspector or the board of zoning appeals permit any zone lot in a residential district to be used as building site which, is less than five thousand (5,000) square feet in total area and fifty (50) feet in width at its narrowest point, or has a front setback of less than fifteen (15) feet and a side setback of less than five (5) feet, with the exception of officially approved planned developments. (1972 Code, § 11-707)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 14-516 RELATIVE TO TEMPORARY POLITICAL SIGNS

WHEREAS Manchester Municipal Code 14-516 (3) (xiii) establishes the regulation of temporary political signs; and

WHEREAS the Codes Department has recommended a change to the size and placement of said signs to be more compatible with recent changes in State law; and

WHEREAS the Board of Mayor and Alderman believe that it is in the best interest of the City of Manchester to adopt those recommended changes.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 14-516 (3) (xiii) be amended to delete the current wording and to add the following:

“Temporary political signs.” Temporary political or campaign posters or signs may be located on private property that is located more than one hundred feet (100’) from a polling place. These signs cannot be installed more than sixty (60) days before the first day voting begins and shall be removed within seven (7) days after voting ends for such election. The period between a primary and general election is exempt from this time limitation restriction. No temporary political or campaign poster or sign on commercial property may exceed thirty-two square feet (32 sq. ft.) in size. No temporary political or campaign poster or sign on residential property may exceed sixteen square feet (16 sq. ft.) in size. Each property, whether commercial or residential, is limited to two (2) posters or signs on the property per candidate, issue, or subject.”

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 14-516 be amended to delete the current Table 2 and add the attached Table 2 as its replacement.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after

its publication, passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

PASSED FIRST READING: _____ August 6 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

Currently

"Temporary political signs." On premises temporary political signs may be located in any residential, commercial, or industrial district. In commercial and industrial districts, these signs cannot be installed more than sixty (60) days before and shall be removed within seven (7) days after the election or political event. The period between a primary and general election is exempt from this time limitation restriction. In commercial and industrial districts, the number of these signs shall not exceed two (2), nor shall any sign exceed six feet (6') in height, and the total area of all such signs shall not exceed sixteen (16) square feet.

MTAS

~~"Temporary political signs." On premises Temporary political or campaign posters or signs may be located on private property that is located more than one hundred feet (100') from a polling place. in any residential-commercial-or-industrial-district. In commercial-and-industrial-districts, These signs cannot be installed more than sixty (60) days before the first day voting begins and shall be removed within seven (7) days after voting ends for such the election or political event. The period between a primary and general election is exempt from this time limitation restriction. In commercial-and-industrial-districts, the number of these signs shall not exceed two (2), nor shall any sign exceed six feet (6') in height, and the total area of all such signs shall not exceed sixteen (16) square feet.~~ No temporary political or campaign poster or sign on commercial property may exceed thirty-two square feet (32 sq. ft.) in size. No temporary political or campaign poster or sign on residential property may exceed sixteen square feet (16 sq. ft.) in size. Each property, whether commercial or residential, is limited to 2 poster(s) or sign(s) on the property per candidate, issue, or subject.

Proposed

"Temporary political signs." Temporary political or campaign posters or signs may be located on private property that is located more than one hundred feet (100') from a polling place. These signs cannot be installed more than sixty (60) days before the first day voting begins and shall be removed within seven (7) days after voting ends for such election. The period between a primary and general election is exempt from this time limitation restriction. No temporary political or campaign poster or sign on commercial property may exceed thirty-two square feet (32 sq. ft.) in size. No temporary political or campaign poster or sign on residential property may exceed sixteen square feet (16 sq. ft.) in size. Each property, whether commercial or residential, is limited to 2 poster(s) or sign(s) on the property per candidate, issue, or subject.

TABLE 2
TEMPORARY, ON-SITE SIGNS

Type	Number of Signs Permitted	Maximum Total Surface Display Area	Minimum Setback	Height (+)	Max Time Allowed	Permit Required	Zones Allowed	Notes
Political Signs (*)	2 per candidate	16 sf	5 ft	4 ft	60 days	No	All	Shall be removed within 7 days of election
Real Estate (**)	1	See Footnote	5 ft	6 ft	N/A	No	All	Shall be removed within 3 days of the settlement or lease of the property
Auction signs	1	16 sf	5 ft	6 ft	14 days	No	All	Shall be removed within 3 days of the event
Special Event Signs (*)	2	16 sf	5 ft	6 ft	2 times per year for 30 days	Yes	All	Shall be removed immediately following the event
Portable Signs	1	32 sf	8 ft	6 ft	30 days	Yes	All except residential	
Banners (*)	2	32 sf	8 ft	10 ft (+)	3 times per year for 30 days	No	All	
Inflatables	1	N/A	8 ft	25 ft (+)	3 times per year for 30 days	No	All except residential	
Construction Signs	1	32 sf	8 ft	6 ft	N/A	No	All	Shall be removed prior to erection of permanent sign
Yard Sale Signs (*)	1	9 sf	5 ft	6 ft	7 days	No	All	Shall be removed within 3 days of the event
Temporary Farm Products Signs (*)	2	16 sf	5 ft	6 ft	N/A	No	All	Shall be removed immediately following the event
Signs in Residential Districts	3	32 sf	5 ft	6 ft	2 times per year for 30 days	No		

(+) Refer to Table 3 for sign height limitations based on distance to electric lines.

(*) Section only applies to signs in commercial and industrial districts.

(**) Maximum total surface display area is 32 sf in commercial and industrial districts and 16 sf in residential districts.

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY OWNED J. J. MANCHESTER, LLC, ON HOSPITALITY BLVD. AND RECENTLY ANNEXED INTO THE CITY, FROM RS-1 TO C-2

WHEREAS, prior to 2012, cities were empowered to annex territory by ordinance; and

WHEREAS the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution; and

WHEREAS the City of Manchester recently annexed certain property owned by J. J. Manchester, LLC; and

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting June 17, 2024, considered the rezoning request that the property owned by J. J. Manchester, LLC, described below, be rezoned from RS-1 to C-2, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of C-2 to the following described property owned by J. J. Manchester, LLC on Hospitality Blvd.:

Map 085M, Group __, Parcel 020.00

Lying in the 1st Civil District of Coffee County, Tennessee, and being a portion of Map: 75, Parcel: 20, Property Assessor's Office of Coffee County, Tennessee, and being the major remaining portion of the property in WDB 272, page 471, ROCCT, and being generally bounded

to the north by Haines and McConaughty, east by Stroop and Threet, south by the museum lot, Lot 3 (5.00 acres), and west by Goin, and being more particularly described as follows:

BEGINNING at a found iron pin at the northwest corner of the museum lot, in the east margin of Hospitality Blvd., and being 468.6 feet north of the north margin of Campground Road; thence with the east margin of Hospitality Blvd., an undeveloped 60-ft. right-of-way, North 21 deg. 13 min. 00 sec. East, 128.00 feet to a set iron pin; thence with a curve to the left, with a radius of 630 feet, an arc distance of 202.50 feet to a set iron pin; thence North 03 deg. 06 min. 00 sec. East, 631.47 feet to a set iron pin; thence North 86 deg. 54 min. 0 sec. West, 500.02 feet to an iron pin set at the northwest corner of said Lot 35(acres), and being in the east line of Goin; thence North 02 deg. 94 min. 3 sec. East, 593.86 feet to an iron pin found at Goin's northeast corner and being the northwest corner of the property herein described; thence South 85 deg. 5 min. 03 sec. East 772.16 feet to an iron pin found at the northwest corner of Stroop and Threet, and being the northeast corner of the property herein described; thence South 02 deg. 38 min. 49 sec. West, 1532.61 feet to a set iron pin at the northeast corner of said museum lot; thence North 86 deg. 54 min. 00 sec. West, 354.00 feet to the point of beginning, and containing 16.68 acres, more or less, according to that certain survey dated July 21, 2000, of Max Northcutt, TN RLS #1359, 213A North Spring Street, Manchester, TN 37355.

Being the same property conveyed to J.J. Manchester, LLC by Warranty Deed from the Industrial Board of Coffee County, Tennessee, Incorporated of record at Book: W276, Page: 979, Register's Office for Coffee County, Tennessee.

INCLUDED in the above description but excluded from this conveyance are the following:

1. Lot 6 (Map: 085, Parcel: 020.11) see WD Book 325, Page 923 ROCCT for description
2. Lot 7 (Map: 085, Parcel: 020.12) see WD Book 325, Page 923 ROCCT for description

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as C-2, Highway Service District; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

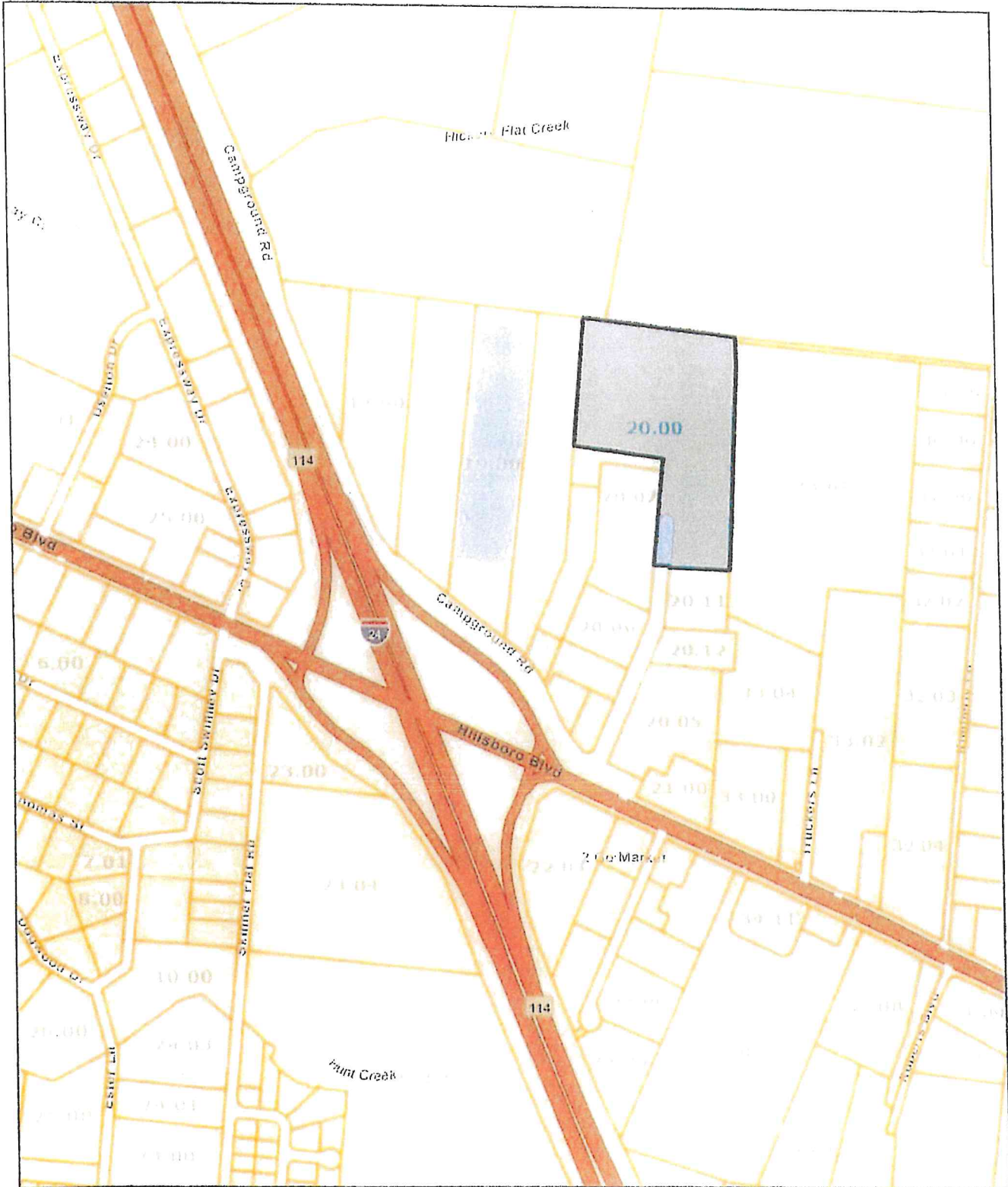
This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on June 17, 2024.

PASSED FIRST READING: _____ August 6 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

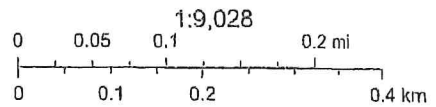
Marilyn Howard, Mayor

Coffee County - Parcel: 085 020.00

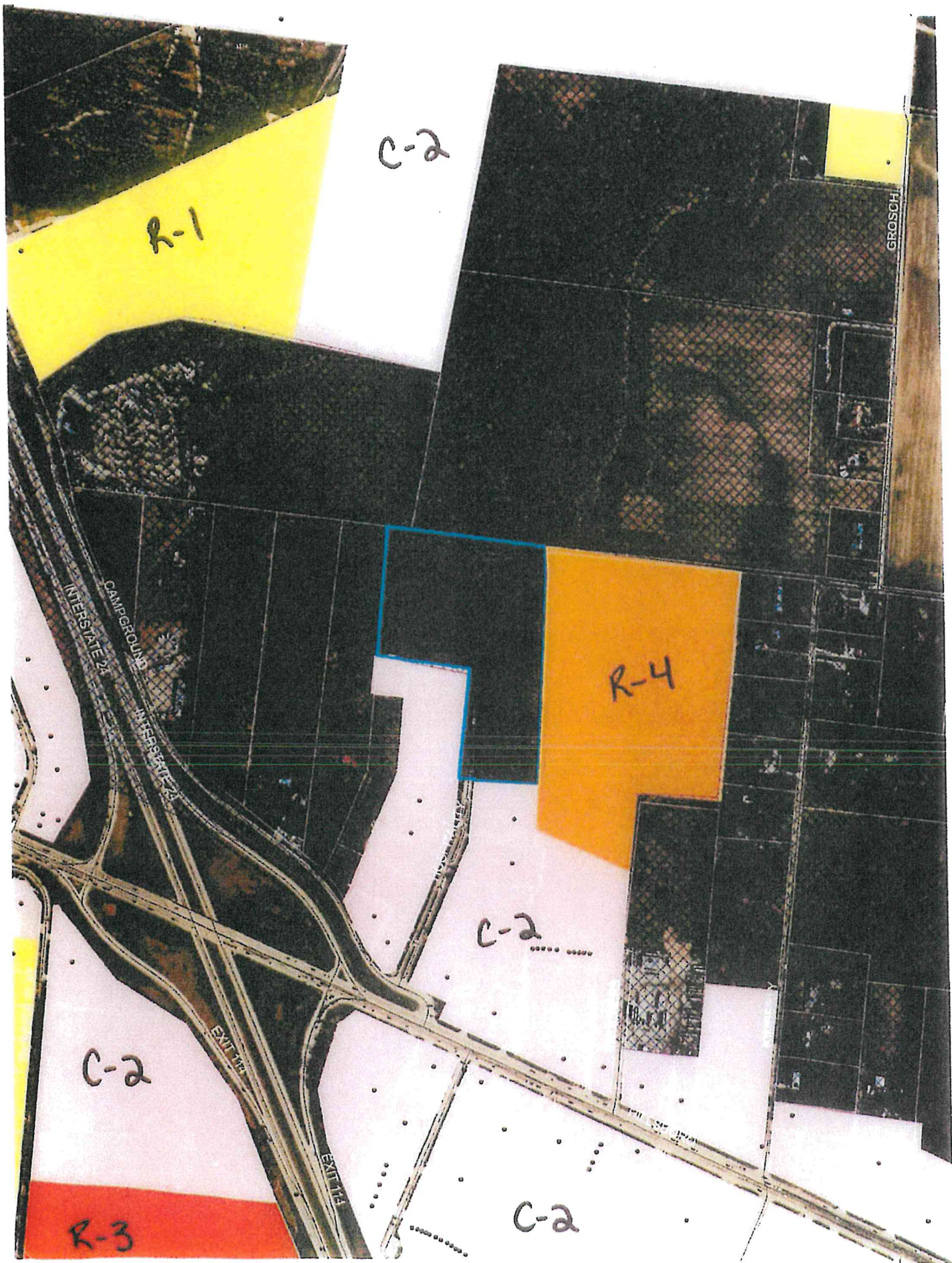


Date: May 24, 2024

County: Coffee
Owner: J J MANCHESTER LLC
Address: HOSPITALITY BLVD
Parcel Number: 085 020.00
Deeded Acreage: 13.63
Calculated Acreage: 0



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R-1

C-2

R-4

C-2

C-2

R-3

C-2

GROSCHE

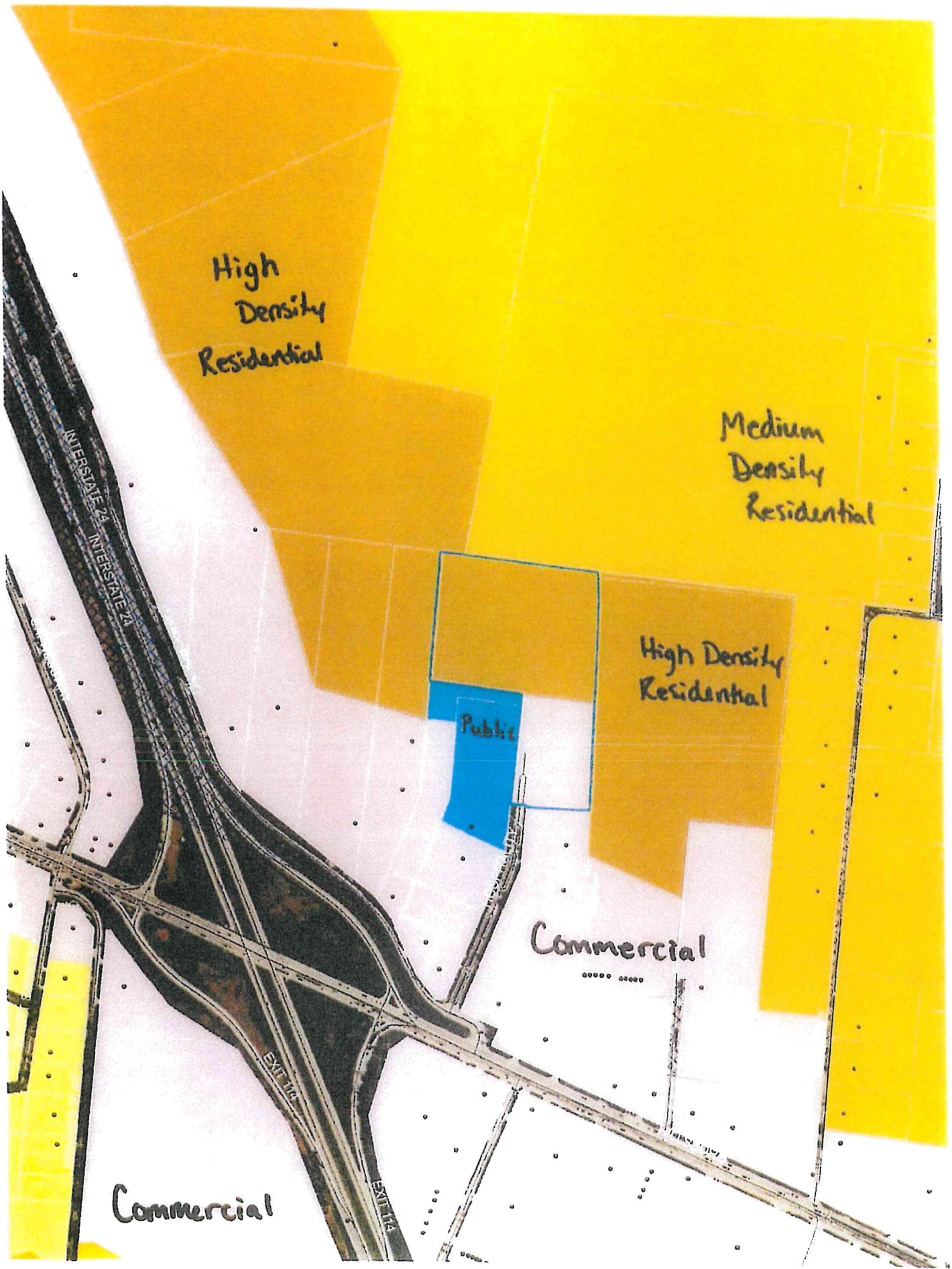
INTERSTATE 24

CAMPGROUND

INTERSTATE 24

EXIT 17E

EXIT 17E



High
Density
Residential

Medium
Density
Residential

High Density
Residential

Public

Commercial

Commercial

INTERSTATE 24
INTERSTATE 24

EXIT 114

EXIT 114

Side yard setback

of adjacent front yards shall be provided
None, except that when an open area is provided, it shall be at least ten (10) feet wide, and shall be unobstructed
Twenty (20) feet

Rear yard setback

(c) Maximum lot coverage. There are no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 district.

(d) Height requirement. The maximum height of all buildings located in the C-1 district shall be established as follows, except as provided in § 14-704.

(i) The maximum building height at the street line shall be four (4) stories or fifty (50) feet.

(ii) For each foot the building is setback from the street line, the height of the building may be increased by one and one-half (1 1/2) feet to a maximum height of sixty-five (65) feet.

(e) Parking space requirements. Parking spaces in the central business district are not regulated in § 14-501.

(f) Accessory structures. Accessory structures shall be located at least five (5) feet from any lot line, and any building on the same lot.

(g) Landscaping provisions. Each site shall be developed with a minimum of ten (10) percent of the lot area landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be maintained a landscaped strip at least ten (10) feet wide along all street right-of-way lines, exclusive of business driveways and walkways. The provisions of this section may be waived by the board of zoning appeals in cases where the lack of setbacks would make strict application of the provision impossible. (1972 Code, § 11-606.1, as amended by Ord. #1100, June 2005, Ord. #1156, Dec. 2006, and amended and renumbered by Ord. #1577, Aug. 2019 *Ch21_07-05-22*)

14-615. C-2. Highway service district. (1) District description. This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or necessary for the general

community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts. Appropriate locations for this district are along major traffic arteries. Such districts should be situated near major transportation interchanges in clustered development patterns, and not patterns of striped commercial development extending in a continuous manner along such major traffic arteries.

(2) Uses permitted. In the C-2, highway service district, the following uses and their accessory uses are permitted.

Community facility activities

Administrative services
 Community assembly
 Community education
 Cultural and recreational services
 Essential services
 Health care facilities
 Intermediate impact facilities
 Personal and group care facilities
 Religious facilities

Commercial activities

Animal care and veterinarian services
 Automotive parking
 Automotive service and repair
 Building materials and farm equipment
 Consumer repair services
 Construction sales and services
 Convenience commercial
 Entertainment and amusement services
 Financial, consulting, and administrative
 Food and beverage service
 Food service - drive-in
 General business and communication services
 General personal service
 General retail trade
 Medical and professional services
 Transient habitation
 Transport and warehousing
 Undertaking services
 Vehicular, craft and related equipment

(3) Accessory uses and structures. The following accessory uses are permitted in the C-2, highway service district.

(a) Signs in compliance with the regulations set forth in § 14-516.

(b) Accessory off-street parking and loading facilities as required in § 14-501.

(c) Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

(4) Uses permitted as special exceptions. In the C-2, highway service district, the following uses and their accessory uses may be permitted as special exceptions, after review and approval in accordance with § 14-810.

Commercial Activities

Wholesale

Manufacturing activities

Limited manufacturing activities

Agricultural, resources production, and extractive activities

Plant and forest nurseries

(5) Uses prohibited. Any uses or structures not allowable as permitted uses, conditional uses, temporary uses, or accessory uses are prohibited within the C-2, highway service district.

(6) Dimensional regulations. All uses permitted in the C-2, highway service district, shall comply with the following requirements in chapter 7.

(a) Minimum lot size.

Minimum lot area 20,000 square feet

Lot width at building setback 100 feet

(b) Minimum yard requirements.

Front yard setback 35 feet

Side yard setback, 15 feet

except where the side

yard abuts or is

adjacent to a

residential district,

in which case the

minimum setback for

that yard shall be

forty (40) feet.

Rear yard setback, 20 feet

except where the rear

yard abuts or is

adjacent to a

residential district,

in which case the

minimum setback for

that yard shall be
forty (40) feet.

(c) Maximum lot coverage. On any area or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed seventy (70) percent of the total area of such lot or parcel.

(d) Height requirements. No building shall exceed sixty (60) feet in height, except as provided in § 14-804.

(e) Parking space requirement. As regulated in § 14-501.

(f) Accessory structures. Accessory structures shall be located at least five (5) feet from any lot line, and any building on the same lot.

(7) Landscaping provisions. Each site shall be developed with a minimum of ten (10) percent of the lot area landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be maintained a landscaped strip at least ten (10) feet wide along all street rights-of-way lines exclusive of business driveways and walkways.

(8) Planned commercial development provisions. All developments within the C-2, highway service district, involving two (2) or more buildings on a single tract, site, or lot or any development site involving three (3) or more acres must be submitted as a planned commercial development as provided in § 14-620(1). (1972 code, § 11-606.2, as amended by Ord. #1193, Jan. 2008, and renumbered by Ord. #1577, Aug. 2019 *Ch21_07-05-22*)

~~14-616. C-3, General commercial district. (1) District description. These districts are designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a wide market area and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses which generate large volumes of truck traffic. Appropriate open space between commercial and residential areas is required.~~

~~(2) Uses permitted. In the C-3, general commercial district, the following uses and their accessory uses are permitted.~~

~~Community facility activities~~

~~Administrative services~~

~~Community assembly~~

~~Community education~~

~~Cultural and recreational services~~

~~Essential services~~

~~Health care facilities~~

~~Intermediate impact facilities~~

~~Personal and group care facilities~~

~~Religious facilities~~

ORDINANCE NO. _____

AN ORDINANCE REZONING THAT PROPERTY OWNED BY MANCHESTER VILLAS, LLC, ON 3180 MURFREESBORO HIGHWAY AND RECENTLY ANNEXED INTO THE CITY

Whereas, prior to 2012, cities were empowered to annex territory by ordinance; and

Whereas the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution; and

Whereas the City of Manchester recently annexed certain property owned by Manchester Villas, LLC; and

Whereas the City of Manchester has a currently-enacted Zoning Ordinance and Zoning Map; and

Whereas, pursuant to Tennessee law, since the zoning of real estate is accomplished by ordinance; it must be amended by ordinance rather than resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by Manchester Villas, LLC be rezoned according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended from RS-1 to apply the zoning classification of R-4 to the following described properties owned by Manchester Villas, LLC:

BEGINNING AT A WOODEN CORNER POST LYING ON THE EAST MARGIN OF MURFREESBORO HIGHWAY (120' R.O.W.), ALSO BEING THE SOUTHERN-MOST CORNER OF GILLEY (DB 408, P. 905; ROCCTN); THENCE LEAVING THE ROAD MARGIN AND ALONG A FENCE BEING GILLEY'S BOUNDARY LINE NORTH 51 DEGREES 57 MINUTES 42 SECONDS EAST 405.53 FEET TO A WOODEN CORNER POST; THENCE SOUTH 44 DEGREES 18 MINUTES 39 SECONDS EAST 214.96 FEET TO A WOODEN CORNER POST; THENCE SOUTH 55 DEGREES 16 MINUTES 15 SECONDS WEST 76.25 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST 338.19 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND ON THE EAST MARGIN OF MURFREESBORO HIGHWAY; THENCE ALONG SAID HIGHWAY MARGIN NORTH 42 DEGREES 05 MINUTES 13 SECONDS WEST 208.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.97 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN R.L.S. #1851, 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON JULY 27, 2022.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled “Zoning Map” be amended to show these properties zoned R-4 as described above; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Regional Planning Commission obtained at its meeting July 15, 2024.

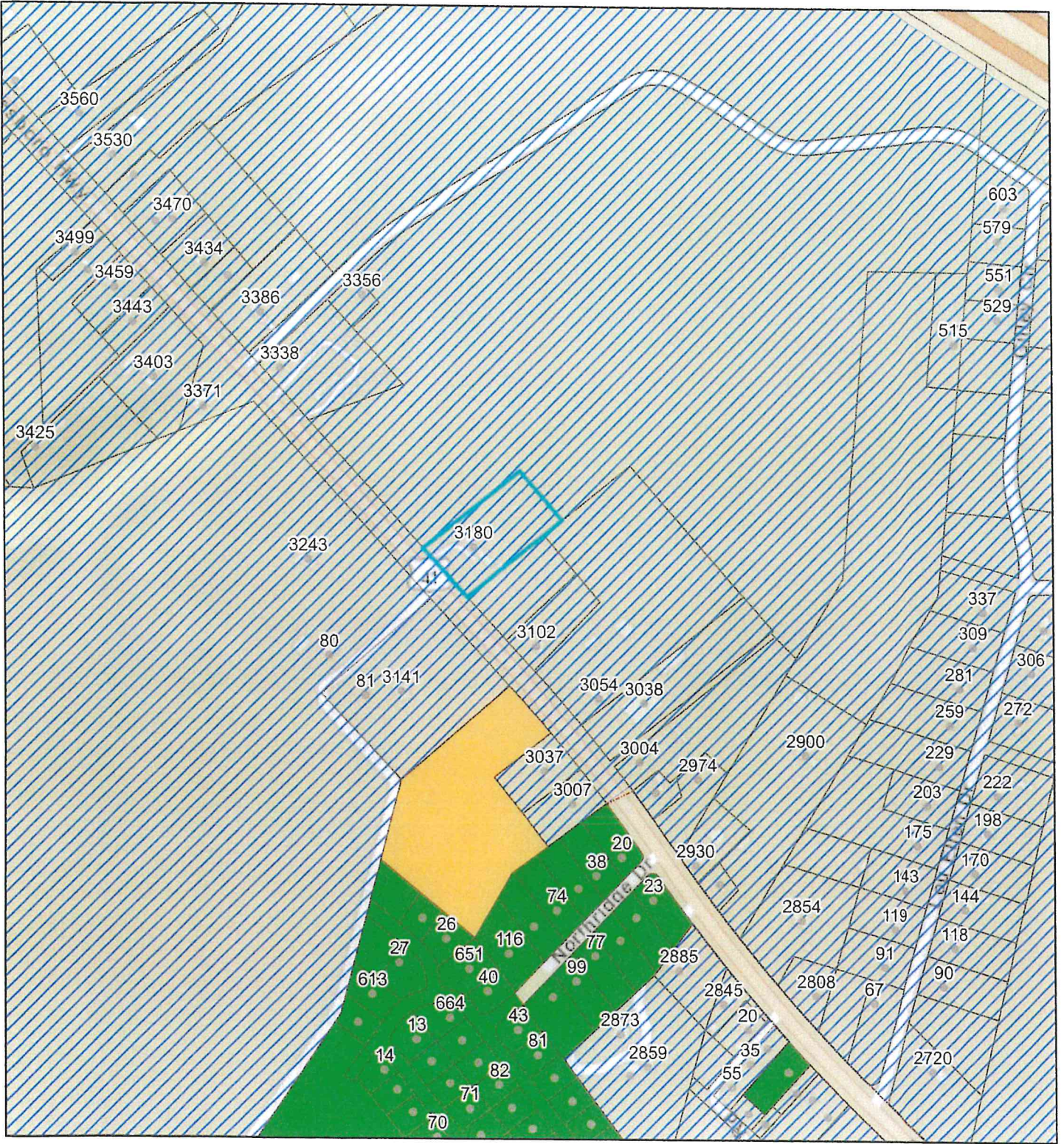
PASSED FIRST READING: _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Joey Hobbs, Mayor

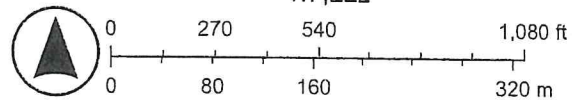
Anthony Burrows, Finance Director

Zoning 3180



10/16/2024, 2:08:25 PM

- Coffee Parcels
- R-4
- Coffee Addresses
- Manchester City Limit
- Manchester Zoning R-2
- Coffee UGB



ORDINANCE NO. _____

AN ORDINANCE REZONING THAT PROPERTY OWNED BY ROBERT AND SHONTA GILLEY, ON MURFREESBORO HIGHWAY AND RECENTLY ANNEXED INTO THE CITY

Whereas, prior to 2012, cities were empowered to annex territory by ordinance; and

Whereas the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution; and

Whereas the City of Manchester recently annexed certain property owned by Robert and Shonta Gilley; and

Whereas the City of Manchester has a currently-enacted Zoning Ordinance and Zoning Map; and

Whereas, pursuant to Tennessee law, since the zoning of real estate is accomplished by ordinance; it must be amended by ordinance rather than resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by Robert and Shonta Gilley be rezoned according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended from RS-1 to apply the zoning classification of R-4 to the following described properties owned by Robert and Shonta Gilley:

4692 Murfreesboro Hwy (Map056 Parcel045.00)

Beginning at a corner of a fence located in the northerly margin of U.S. Highway No. 41; thence running with a fence north 03 deg. 45 min. east 268.2 feet to a corner of a fence; thence running with a fence south 74 deg. 30 min. east 195.3 feet to a stake; thence running south 21 deg. 00 min. west 280.6 feet to a stake located in the northerly margin of U.S. Highway No. 41; thence running with the northerly margin of U.S. Highway No. 41 north 06 deg. 45 min. west 123.41 feet to the point of beginning. Also being a part of Tract No. 7 of the Rogers Brothers Subdivision, a plat of which is recorded in Trust Deed Book 41, page 217, Register's Office of Coffee County, Tennessee.

38.87 acres on Murfreesboro Hwy (Map068 Parcel007.09)

Beginning at an iron pin lying in the northerly margin of a 50 foot unimproved gravel road; thence leaving the road, N 43° 36' 48" W, 656.32 feet to a fence post; thence N 54° 39' 48" E, along a fence, 1808.54 feet to a fence post in the southwest margin of Interstate No. 24; thence S 60° 26' 51" E, along the southwest margin of said highway

1459.95 feet to a fence post; thence S 4° 29' 13" W, 264.54 feet to an iron pin the northerly margin of that 50 foot unimproved gravel road; thence following the northerly margin of that road, N 58° 59' 9" W, 15.12 feet to a point; thence along the chord of an undefined curve N 78° 27' 21" W, 165.33 feet to a point; thence S 82° 04' 27" W, 437.44 feet to a point; thence along the chord of an undefined curve, N 79° 40' 46" W 132.96 feet to a point; thence N 61° 25' 59" W, 372.62 feet to a point; thence along the chord of an undefined curve S 87° 43' 54" W, 188.64 feet to a point; thence S 56° 53' 46" W, 935.00 feet to a point; thence along the chord of an undefined curve S 52° 14' 44" W, 107.78 feet to a point; thence S 47° 35' 42" W, 201.44 feet to the point of beginning and containing 38.87 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August, 1991.

2.95 acres on Murfreesboro Hwy (Map068 Parcel007.06)

Tract No. 3: Being an undivided one half interest in the following described parcel of land: Being the right of way of a 50 foot unimproved gravel road reflected on Tax Map 68 as Parcel 7.06 containing 2.95 acres, and beginning at a point in the eastern right of way of U.S. Highway 41; thence in a northeasterly direction to the boundary of the tract previously conveyed by Landon Lowe to Eugene Driver and wife, Judy Driver, in which there is a reference to said right of way of a 50 foot unimproved gravel road; which is the northern boundary of said property; thence continuing north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along a chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe.

57.08 acres on Murfreesboro Hwy (Map068 Parcel007.10)

PARCEL No. 1:

Tract No. 1: Beginning at a fence post in the northeast margin of U.S. Highway 41 at Parson's most westerly corner; thence north 43 deg. 52 min. 33 sec. west along the northeast margin of said highway 612.02 feet to a fence post at Jacobs' corner; thence north 68 deg. 16 min. 51 sec. east along Jacobs' line 350.56 feet to a fence post at Jacobs' corner; thence north 44 deg. 11 min. 26 sec. west 256.71 feet to a fence post at Jacobs' corner; thence north 43 deg. 57 min. 26 sec. east 126.63 feet to a fence post; thence north 44 deg. 27 min. 38 sec. west 127.78 feet to a fence post which is in the southerly right of way of a 50 foot unimproved gravel road, which is the northern boundary of this property; thence continuing along that right of way north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along the chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe; thence leaving that right of way south 04 deg. 50 min. 01 sec. west 406.01 feet to a fence post; thence south 89 deg. 11 min. 24 sec. west 362.37 feet to a fence post; thence south 48 deg. 59 min. 27 sec. west 450.74 feet to a fence post; thence south 50 deg. 02 min. 43 sec. west 940.50 feet to a fence post at Parson's most easterly corner; thence north 44 deg. 40 min. 43 sec. west along Parson's line 209.42 feet to a fence post; thence south 50 deg. 06 min. 48 sec. west 406.14 feet to the place of beginning, and containing 44.56 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August 1991.

Tract No. 2: Beginning at a point in a fence line, said point being located north 50 deg. 02 min. 43 sec. east 300 feet along a fence line from Lowe's southeasterly corner; thence running with Lowe's southerly line north 50 deg. 02 min. 43 sec. east 640.99 feet to a fence post; thence running with Lowe's line north 48 deg. 45 min. 48 sec. east 451.29 feet to a fence post; thence south 03 deg. 46 min. 42 sec. west 690.80 feet to an iron pin; said pin being Moore's northerly corner of a 5 acre tract; thence running with Moore's line south 39 deg. 27 min. 19 sec. west 571.88 feet to an iron pin; thence running with an old fence line north 45 deg. 00 min. 08 sec. west 596.47 feet to the point of beginning, and containing by estimation 10.02 acres as per survey of Robert Kanter License No. 995, dated October 11, 1990.

PARCEL 2:

Beginning at a stake in the northeast margin of U.S. Highway No. 41 at the most westerly corner of the property of Murphy; thence north 40 deg. 39 min. 47 sec. west along the northeast margin of said highway 156.78 feet to a stake; thence leaving the highway and running north 49 deg. 57 min. 41 sec. east 726.94 feet to a stake; thence north 39 deg. 27 min. 19 sec. east 571.88 feet to a stake; thence south 03 deg. 46 min. 42 sec. west 367.42 feet to a fence post; thence south 29 deg. 05 min. 50 sec. west 318.59 feet to a fence post; thence south 82 deg. 41 min. 29 sec. west 8.94 feet to a fence post; thence north 40 deg. 46 min. 27 sec. west 112.33 feet to a fence post; thence south 49 deg. 59 min. 32 sec. west along Murphy's northwest line 726.53 feet to the place of beginning and containing five (5) acres as surveyed by Robert N. Kanter, RLS TN No. 995 in October, 1990.

However, there is included within the boundaries of the above described property, but excluded from this conveyance, that parcel of land containing 2.5 acres, more or less, heretofore conveyed by E. Eugene Driver and wife, Judith Jackson Driver, to Gilley Farms, Inc., by deed dated December 17, 2004, and recorded in Deed Book 305, page 606, Register's Office of Coffee County, Tennessee.

6.62 acres on Murfreesboro Hwy (Map056 Parcel023.01)

Beginning at an old iron pin in the westerly margin of Hwy 41, said point being the northeasterly corner of the parcel described herein and being the southeasterly corner of Concrete Steel (DB 210, PG 558); thence running with the westerly margin of Hwy 41 and along an overhead power and telephone line S 31 deg 49 min 22 sec E, 241.01 feet to a R/W Marker; thence continuing along Hwy 41 and through two power poles, S 32 deg 03 min 00 sec E. 294.79 feet to a new iron pin located approximately 825 feet from the centerline of 16th Model Road; thence leaving Hwy 41 and running S 58 deg. 40 min. 32 sec W. 203.00 feet to a new iron pin; thence running S 31 deg. 52 min 09 sec E 322.50 feet to a new iron pin; thence running with Vickers (DB 143, PG 119) remaining property N 88 deg 50 min 37 sec W. 577.29 feet, running through a stake set on line, to an old iron pin; thence N 00 deg 30 min 11 sec E. 639.31 feet, running through a stake set on line, to an old iron pin; thence running with Concrete Steel's (DB 210, PG 558) southerly line N 57 deg 50 min 02 sec E, 343.98 feet to the point of beginning and containing **8.10 acres**, more or less, according to a survey dated June 20, 2005, by Franklin D. Barnes, Tennessee No. 1670, P.O. Box 276, Manchester, TN 37349.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to DG Stragic II, LLC, a Tennessee limited liability company by Special Warranty Deed filed for record on December 30, 2015 in Book W370, page 424, said Register's Office.

Being a parcel of land in Coffee County, Tennessee shown as Lot 2 on the Plan of Zaremba Group LLC, Coffee County Dollar General Store, Manchester, Tennessee of record in Plat Book 861B2, page 0, Register's Office for Coffee County situated in the 1st Civil District of Coffee County Tennessee and being more particularly described as follows:

Beginning at an iron pin found in the westerly margin of Murfreesboro Highway, said iron pin being the northeast corner of the C.K. Waterson et ux property, Registers Office of Coffee County, Tennessee (R.O.C.C.T.) Deed Book 281, page 77, and an east corner of the Bobby G. Gilley et ux property, R.O.C.C.T. Deed Book 309, page 329, of which this description is a part of; thence with the common boundary line of said Waterson and Gilley, South 60°05'23" West 203.02 feet to an iron pin found; thence leaving said common boundary line of Waterson and Gilley and through the property of Gilley the following three calls: South 60°05'23" West 67.00 feet to an iron pin set; thence North 30°33'40" West a distance of 238.93 feet to an iron pin set; thence North 59°26'20" East a distance of 270.00 feet to an iron pin set in the westerly margin of the Murfreesboro Highway; thence with said margin of said highway South 30°33'40" East a distance of 242.00 feet to the point of beginning, containing 1.49 acres, more or less.

4728 Murfreesboro Hwy (Map056 Parcel046.00)

Parcel 1: Beginning at the corner of a fence in the north margin of U.S. Highway No. 41 at Earl Hulled's southeast corner; thence north 03 deg. east along Hullett's east line 2470 feet to a stake in the south margin of Interstate Highway No. 24; thence south 65 deg. 30 min. east along the south margin of said Interstate Highway No. 24 a distance of 731.6 feet to a stake; thence south 03 deg. 30 min. west along a fence, Arnold's west line; 2488.8 feet to the corner of a fence in the north margin of U.S. Highway No. 41; thence north 64 deg. 15 min. west along the north margin of U.S. Highway No. 41 a distance of 315 feet and continuing along the north margin of U.S. Highway 41, north 63 deg. west 396 feet to the place of beginning, and containing 37.91 acres as surveyed by Claude Ingram, Coffee County, Surveyor, on the 28th day of August, 1967.

There is included in the above description but expressly excluded from this conveyance the following described parcel of land: Beginning at a corner of a fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41, North 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 360 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by Deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee. And being that property heretofore conveyed to Bobby G. Gilley by Volunteer Stables, Inc. by deed dated July 16, 1969 and of record in Warranty deed Book 124, page 711, Register's Office, Coffee County, Tennessee.

Parcel 2: Beginning at a corner of fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41 north 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 350 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee.

Lots 19, 20, 22, 23, 43, 44, 45, 46, 47 and 48 in Lake S Burgess

Parcel 1: (057 019.19, 057 019.20, 057 019.22, 057 019.23, 057 019.45, 057 019.46 and 057 019.48)
Land in Coffee County, Tennessee, and being all of Lot Nos. 19, 20, 22, 23, 45, 46 and 48, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

Parcel 2: (057 019.43, 057 019.44 and 057 019.47)

Land in Coffee County, Tennessee, and being all of Lot Nos. 43, 44 and 47, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

910 N Ballard Road (Map057 Parcel009.00)

Parcel 1:

Beginning at a stake in the northeast margin of Interstate Highway No. 24 frontage road at Richards' most westerly corner; thence along the northeast margin of said frontage road north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the northeast margin of

Interstate Highway No. 24; thence along the northeast margin of said highway north 61 deg. 01 min. west 478.26 feet, north 56 deg. 16 min. west 353.09 feet, north 30 deg. 25 min. west 529.45 feet, and north 60 deg. 32 min. west 239.48 feet to a corner post at King's southeast corner; thence leaving said highway and running north 02 deg. 02 min. east along King's line 468.86 feet to an oak; thence north 03 deg. 59 min. east along King's line 830.01 feet to a stake at King's northeast corner; thence north 86 deg. 27 min. west along King's north line 901.23 feet to a stake at King's northwest corner; thence south 39 deg. west 1169.14 feet to a stake in the northeast margin of Interstate Highway No. 24 at King's southwest corner; thence north 61 deg. 01 min. west along the northeast margin of said highway 463.7 feet to a corner post at King's southeast corner; thence north 04 deg. 26 min. east along King's line 1087.19 feet to a stake; thence south 86 deg. 29 min. east 3343.09 feet to a stake; thence south 03 deg. 55 min. west 938.37 feet to a stake; thence south 87 deg. east 751 feet to an oak; thence south 03 deg. 38 min. west 1468.92 feet to a corner post; thence south 54 deg. 02 min. west 563.66 feet to the place of beginning, and containing 146.15 acres.

Parcel 2:

Tract No. 1: Being bounded on the north, east, and west by Ballard; and bounded on the south by Interstate Highway No. 24, and containing 31.8 acres, more or less.

Tract No. 2: Being bounded on the north by Clouse, bounded on the east by Fulks and Ballard; bounded on the south by Interstate Highway No. 24; and bounded on the west by Rogers, and containing 50 acres, more or less.

Parcel 3:

Being bounded on the north by Clouse and the Fredonia Road; bounded on the east by Gilley and Clouse; bounded on the south by Interstate Highway No. 24; and bounded on the west by King and road right of way, and containing 69.4 acres, more or less. A portion of said property is in the Lake S Burgess Subdivision, a plat of which subdivision is recorded in Trust Deed Book 58, page 478, Register's Office of Coffee County, Tennessee.

Parcel 4:

Beginning at a stake at the southwest corner of the property of Billy Richards and the northwest corner of an 1-24 frontage road; thence north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the north margin of Interstate Highway No. 24; thence south 61 deg. 01 min. east along the north margin of said highway 1088.8 feet to a stake; thence north 54 deg. 02 min. east along the west end of the aforesaid frontage road 72.06 feet to the place of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office. Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84

deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Coffee County, Tennessee by Quitclaim Deed filed for record on March 3, 2003 in Book W292, page 770, said Register's Office.

Being the public road known as Ballard Road as the same is designated on the Final Plats of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision No. 2, Phase I and II, a copy of which plats are recorded in Plat Cabinet Envelope 413A and 413B, respectively, Register's Office of Coffee County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said roadway.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Han D. Kook and wife, Helen Kim by Warranty Deed filed for record on July 18, 2006, in Book W316, page 441, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 5, 6, 11, 12, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee.

BEING Lot No 20, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Tae B. Lee, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 443, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 18 and 19, on the Plan of Lake South Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Carol Chung, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 445, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 2 and 3, on the Plan of Lake South Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to John J. Yoon and wife, Susie M. Yoon by Warranty Deed filed for record on July 18, 2006 in Book W316, page 447, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 4, 7, 10, 13, 17, 21 and 24 on the Plan of Lake South Burgess Subdivision No. 2, Phase I & II, of record in Plat Cabinet 413A & Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

75.85 acres on Ballard Road (Map057 Parcel009.04)

Beginning at a stake located at the northwest corner of the subject property which corner is located at the point where both the property of King and the property of Clouse adjoin the subject property; thence south 86 deg. 18 min. east 4404.98 feet to a point in a fence line; thence south 03 deg. 55 min. west 1134.01 feet to a point; thence north 86 deg. 29 min. west 4397.59 feet to an 8-inch willow oak; thence north 08 deg. 35 min. east 1144 feet to the point of beginning, and containing 115 acres, more or less, as surveyed by Joe T. Brassfield in October 1976, and being generally bounded on the north by Clouse; bounded on the east by DeBerry; and bounded on the south and west by Bob Gilley.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394

A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street, and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Brian Langham and wife, Rebecca Langham by Warranty Deed filed for record on October 27, 2006 in Book W318, page 387, said Register's Office.

Beginning at a point in the undeveloped 50' right of way dedicated in Fredonia Village, Phase III, approximately 250' to the center line intersection of Mitchell Lane, which is also the northwest corner of Lot No. 63 of Fredonia Village, Phase III, according to map in Envelope 394A, Register's Office of Coffee County, Tennessee; thence South 02 degrees 03 minutes 00 seconds W, 400 feet to an iron pin; thence North 87 degrees 57 minutes 00 seconds W, 250 feet to an iron pin; thence North 02 degrees 03 minutes 00 seconds East, 400 feet to an iron pin; Thence South 87 degrees 57 minutes 00 seconds East, 250 feet to the point of beginning, and containing 2.01 acres, more or less, as surveyed by Barnes Surveying on August 17, 2006.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg.

15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled "Zoning Map" be amended to show these properties zoned R-4 as described above; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Regional Planning Commission obtained at its meeting August 19, 2024.

PASSED FIRST READING: _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024







Joey Hobbs, Mayor

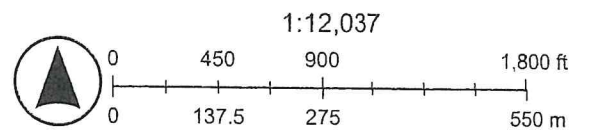
Anthony Burrows, Finance Director

Gilley



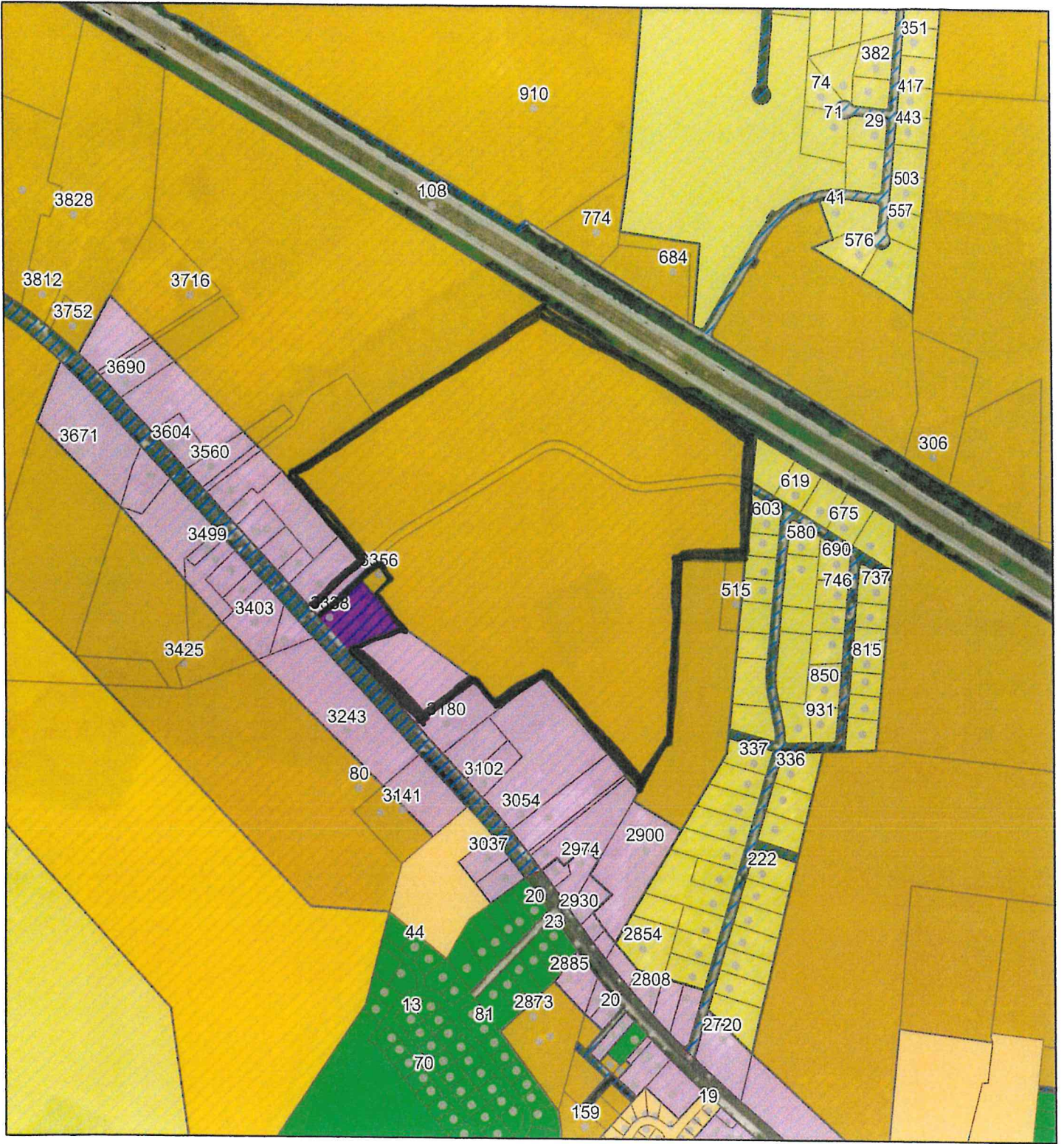
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-  Coffee Parcels
-  R-4
-  Coffee Addresses
-  Manchester City Limit
- Manchester Zoning
-  R-2
-  Coffee UGB








Earthstar Geographics

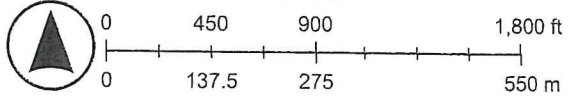
Gilley Land Use



10/16/2024, 2:17:17 PM

-  Coffee Parcels
-  Coffee Addresses
- Manchester Zoning
-  R-2
-  R-4
- Manchester Landuse
-  Commercial, Central and General Neighborhood

-  Residential Low Density / Single Family Duplexes
-  Residential Medium Density / Single Family Duplexes
-  Residential High Density Multi-Family
-  High Density Mobile Home
-  Manchester City Limit
-  Coffee UGB



1:12,037

Earthstar Geographics

ORDINANCE NO. _____

**AN ORDINANCE REZONING THAT PROPERTY OWNED BY DONALD PARKER,
ON SISSOM LANE AND RECENTLY ANNEXED INTO THE CITY**

Whereas, prior to 2012, cities were empowered to annex territory by ordinance; and

Whereas the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution; and

Whereas the City of Manchester recently annexed certain property owned by Donald Parker; and

Whereas the City of Manchester has a currently-enacted Zoning Ordinance and Zoning Map; and

Whereas, pursuant to Tennessee law, since the zoning of real estate is accomplished by ordinance; it must be amended by ordinance rather than resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by Donald Parker be rezoned according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended from RS-1 to apply the zoning classification of R-4 to the following described properties owned by Donald Parker:

Map: 67 Parcel: Portion of 36.05

BEGINNING at a pipe found in a root at a metal fence post in the southwest corner of the southerly terminus of Sissom Lane; thence proceeding along the south margin of the southerly terminus of said road and the south line of Paradox Enterprises, LLC S 81°00'27" E, 195.33 ft. to a capped rebar found at a painted metal fence post in the west line of Batesville Manufacturing, being the southeast corner of Paradox Enterprises LLC and the northeast corner of the property herein described; thence proceeding along the west line of Batesville Manufacturing, S 06°59'07" W, 304.55 ft. to a painted crosstie fence post, being the northeast corner of Parker and the southeast corner of the property herein described; thence leaving the west line of Batesville Manufacturing and proceeding along the north line of Parker, N 78°54'20" W, 768.33 ft. to a pipe found at a painted metal fence post; thence proceeding along the north line of DREMC, N 79°41'36" W, 417.09 ft. to a concrete monument at a crosstie fence post, being the southeast corner of Norton and the southwest corner of the property herein described; thence leaving the north line of DREMC and proceeding along the east line of Norton, N 05°50'26" E, 512.60 ft. to a capped rebar found at a painted metal fence post, being the new southwest corner of the remaining Kiviniemi and

the northwest corner of the property herein described; thence leaving the east line of Norton and proceeding along the new severance line, as per this survey, between the remaining Kiviniemi and the property herein described, S 66°20'46" E, 157.73 ft. to a capped rebar found at a planted stone and a painted metal fence post, being the new southeast corner of the remaining Kiviniemi thence proceeding along the south line of Golgata, S 66°26'12" E, 758.68 ft. to a pipe found at a metal fence post; thence proceeding along the south lines of Golgata and Paradox Enterprises LLC, S 81°10'35" E, 119.89 ft. to a pipe found at a metal fence post in the west margin of Sissom Lane; thence proceeding along the west margin of said road, S 08°10'30" W, 14.78 ft. to the POINT OF BEGINNING, containing 10.37 Acres as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 24C-237, dated 07-15-2024, and being a portion of the property described in WDB. 420, pg. 312, ROCCTN.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled "Zoning Map" be amended to show these properties zoned R-4 as described above; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Regional Planning Commission obtained at its meeting August 19, 2024.

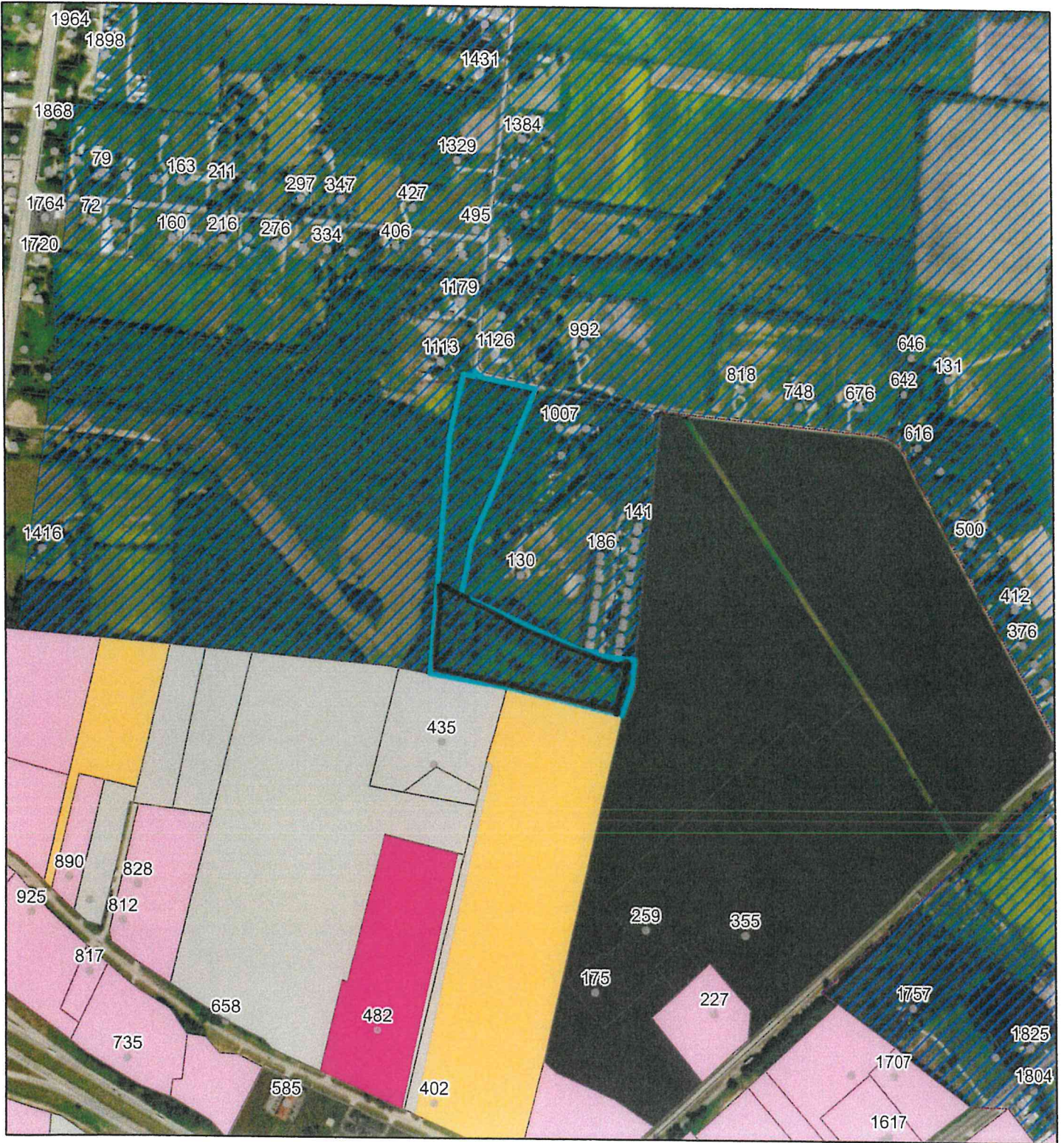
PASSED FIRST READING: _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024









Joey Hobbs, Mayor

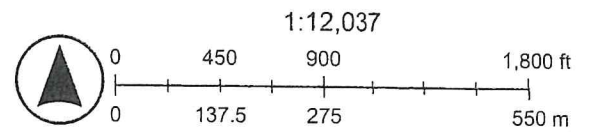
Anthony Burrows, Finance Director

Parker Zoning



10/16/2024, 2:25:02 PM

-  Coffee Parcels
-  Coffee Addresses
- Manchester Zoning**
-  C-2
-  C-3
-  C-5
-  I-1
-  I-2
-  R-4
-  Manchester City Limit
-  Coffee UGB



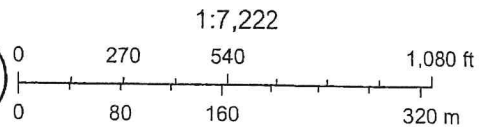
Earthstar Geographics

Land Use Parker



10/16/2024, 2:27:42 PM

-  Coffee Parcels
-  Coffee Addresses
- Manchester Landuse**
-  Commercial, Central and General Neighborhood
-  Industrial, Heavy
-  Residential Low Density / Single Family Duplexes
-  Residential High Density Multi-Family
-  Manchester City Limit
-  Coffee UGB



Maxar