

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
AGENDA
January 7th, 2025 @ 6:30 P.M.
City Hall Board Room
No Work Session

1. **INVOCATION:**

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

4. **MINUTES**

- December 3, 2024 BOMA Meeting Minutes

5. **CORRESPONDENCE**

6. **COMMENTS FROM CITIZENS**

7. **COMMENTS 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 Ninety-Nine (99) acres of property owned by Robert and Shonta Gilley, located on Murfreesboro Hwy.; sponsored by Vice Mayor Messick.
- b) 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.
- c) 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.
- d) 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.
- e) A resolution authorizing the purchase of vehicle warning devices at the total price of Thirty-Seven Thousand Six Hundred and Thirty-Six and 44/100 dollars (\$37,636.44) for use of the Police Department of the City of Manchester: sponsored by Alderman French.
- f) A resolution authorizing a contract to purchase a Ford transit passenger van at a total cost of Fifty-Five Thousand Seven Hundred and Twelve and 00/100 Dollars (\$55,712.00), for use by the Parks and Recreation Department; sponsored by Alderman French.
- g) A resolution approving a contract with Dukes Root Control, Inc., in the amount of, and not to exceed, One Million Four Hundred and Ninety-Eight Thousand and 00/100 Dollars (\$1,498,000.00) for sewer inspection, cleaning, and other services; sponsored by Alderman Anderson.

Ordinances:

- a) 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.
- b) 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.
- c) 1st reading of an ordinance rezoning property owned by Ronnie Randall on Belmont Drive from C-5 to R-3; sponsored by Alderwoman Anderson.

- d) 1st reading of an ordinance to amend Manchester Municipal Code 18-201 relative to nonpayment of bills; sponsored by Alderwoman Anderson.

10. OLD BUSINESS

11. NEW BUSINESS

- Acceptance New Street Light West Doak Road – Pole number 131564
- Appointment to HZC - Application Sara Adams – Mayoral Appointment w/BOMA Confirmation
- MWSD Maintenance Manager Job Description
- MWSD Maintenance Technician Job Description
- MWSD Pretreatment Coordinator Job Description

12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN

13. ADJOURNMENT:

www.cityofmanchestertn.com

LIVE STREAMING <https://www.youtube.com/@CityOfManchesterTennessee>

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
December 3, 2024, @ 6:30 pm
City Hall Board Room

The Board of Mayor and Aldermen met in regular session at 6:30 p.m. in the Board Room at Manchester City Hall. The meeting was presided over by Mayor Hobbs. Present for the meeting were Alderman French, Alderman Crosslin, Alderman Anderson, Alderman Threet, Vice Mayor Messick, Alderman Parsley, Mayor Hobbs, Attorney Johnson, Executive Administrative Assistant Keele, Finance Director Burrows, MWSD Director Perry, Parks/Rec. Director Fox, I.S. Director Smotherman, MPD Chief Sipe, MPD Assistant Chief Floied, MFD Chief Chambers, Public Works Director Gannon, Community Development & Zoning Director Brittany Fiske, Engineer Adam Carter, Coffee County Industrial Board Director Anne Majors, and other citizens. Meeting opened with a prayer by Pastor Welch and the pledge to the flag was spoken in unison. Mayor Hobbs called the meeting to order.

ROLL CALL:

Executive Administrative Assistant Keele called the roll.

APPROVAL OF MINUTES:

Alderman French made a motion to approve the 11-19-24 BOMA Special Call meeting minutes. Vice Mayor Messick seconded the motion and the motion passed 6-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: none

COMMENTS FROM MAYOR: Mayor Hobbs discussed livestreaming, Christmas Parade, Ice Skating Rink, Open Meetings Voting Program to begin at the 1-7-25 BOMA meeting.

Safety Committee- MPD Chief Sipe discussed the distribution of 40 food boxes for Thanksgiving, assisting with the Christmas Parade, toys for the community, the next Safety meeting will be 1-13-25. Mayor Hobbs stated that Alderman Ryan French was appointed chairman.

Finance Committee- Director Burrows discussed the 11-19-24 Finance Committee meeting and Alderman Crosslin was appointed Chairman.

Street Committee- Director Gannon stated their next meeting would be 12-12-24. Director Gannon discussed the distribution of food boxes, Christmas Parade, Side Walk project, and winter banners. Director Gannon stated that Vice Mayor Messick was appointed Chairman.

Water /Sewer Commission- Director Perry stated their next meeting would be 12-5-24. Director Perry discussed an evaluation performed by WOLD Engineering, ARP projects, booster pump station.

Recreation Commission- Director Fox discussed the Christmas Parade, the float winners, Ice Skating rink, trees of Christmas, outdoor pool slides. Next meeting will be 12-11-24 and Brent Parsley is the Chairman.

Tourism Development Commission- Vice Mayor Messick discussed the court house lighting.

Planning & Zoning Commission- Director Fiske stated the next meeting would be 12-16-24.

Information Systems Committee- Director Smotherman discussed livestreaming and the electronic voting system. Their next meeting will be 12-16-24.

Historic Zoning Commission- Director Fiske stated their next meeting would be 12-5-24 with one item on the agenda to potentially amend the historic sign regulations.

RESOLUTIONS & ORDINANCES

Resolutions:

- a) A resolution to approve a contract in the amount of Two Million, One Hundred Ninety-Two Thousand, Eight Hundred Ninety-Six Dollars (\$2,192,896.00) with Norris Brothers Excavating, LLC for Project Areas C, F, G, and H Project #102-167; sponsored by Alderwoman Anderson. Alderwoman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and discussed the TDEC ARP Grant and federal ARP Grant. Mayor Hobbs called for the roll and the resolution passed 6-0.

- b) A resolution authorizing a contract to lease fitness equipment at a total cost of Seventy-Seven Thousand Eight Hundred Fifty-Five and 00/100 Dollars (\$77,855.00), for the recreation center; sponsored Alderman French. Alderwoman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion. Director Fox discussed the resolution. Mayor Hobbs called for the roll and the resolution passed 6-0.
- c) 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; sponsored by Alderman French. Alderman Crosslin made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.

Ordinances: none

OLD BUSINESS-

- Vice Mayor Messick made a motion to reconsider the annexation and plan of services of 99 acres belonging to Robert Gilley. Alderman French seconded the motion to place the items on the 1-7-25 BOMA Agenda. Mayor Hobbs called for the roll on the motion to reconsider. The motion to reconsider carried with a 3-2 vote. Alderwoman Anderson and Alderman Parsley voted nay. Alderman Threet abstained.
- Alderwoman Anderson made a motion to reconsider Ronnie Randall property from May on Belmont Rd. Alderman French seconded the motion. Mayor Hobbs opened the floor to discussion and Alderwoman discussed that the property owner had asked for it to be brought back up. Mayor Hobbs called for the roll and the motion to reconsider on the 1-7-25 BOMA Agenda passed 6-0.
- Vice Mayor Messick made a motion to reconsider the annexation and plan of services on 10.37 acres of Donald Parker at the 1-7-25 BOMA meeting. Alderman French seconded the motion. Mayor Hobbs opened the floor to discussion. Alderman Threet asked where the property was and what is R-4 zoning. Director Fiske discussed the property on Sissom lane. Mayor Hobbs called for the roll and the motion to reconsidered on 1-7-25 agenda carried by majority 3-2 vote. Alderwoman Anderson and Alderman Parsley voted nay. Alderman Threet abstained.

NEW BUSINESS

- Information Technology Support Technician Job Description-Alderman Crosslin made a motion to approve and seconded by Alderwoman Anderson. Mayor Hobbs called for the roll. The motion passed 6-0.
- Asset Management Coordinator Job Description- Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs called for the roll and the motion passed 6-0.

COMMENTS FROM BOMA: Alderman French hoped everyone had a Happy Thanksgiving and wished everyone a Merry Christmas.

ADJOURNMENT:

- Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman French made the motion. The motion was seconded by Vice Mayor Messick. The motion to adjourn was passed 6-0. The meeting adjourned at 7:00 p.m.

SIGNATURES:

Mayor Joey Hobbs

Executive Administrative Assistant Keele

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 I-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 I-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

3-STAR COMMUNITY



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,

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

Brittany Fiske

Community Development and Zoning Director

.....

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 black ink 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 an 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



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 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 Zarembo 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, 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 Zarembo Group LLC, Coffee County Dollar General Store, Manchester, Tennessee of record in Plat Book 861B2, page 0, Register's Office for 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

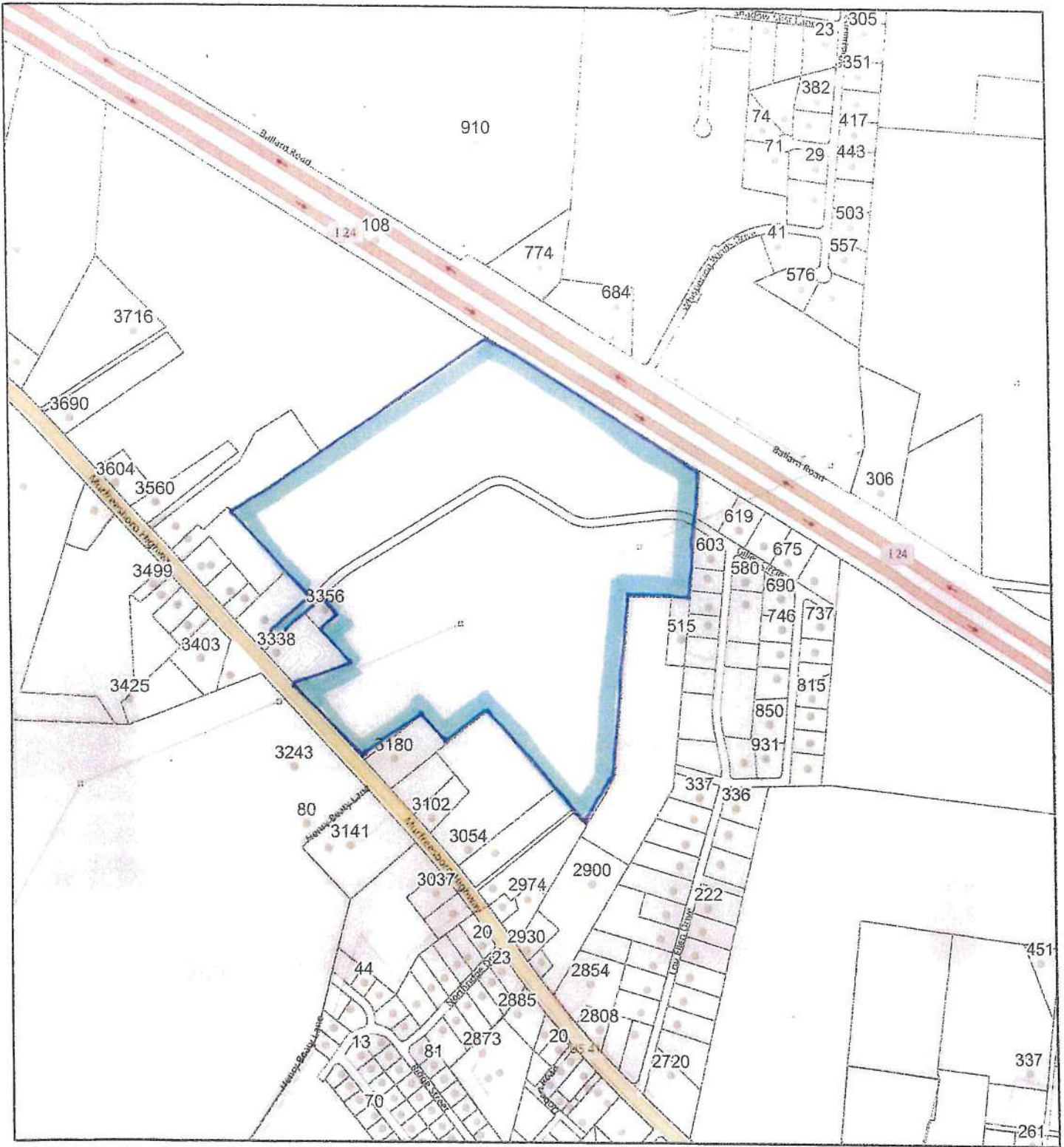
road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands 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

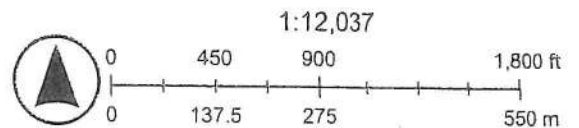
Anthony Burrows, Finance Director

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,

A handwritten signature in blue ink, appearing to read 'Joey Vaughn', is written over a horizontal line.

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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•
•
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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

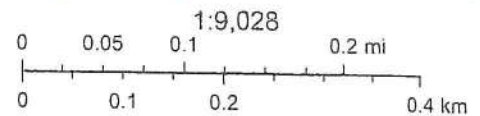
Anthony Burrows, Finance Director

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 THE PURCHASE OF VEHICLE WARNING DEVICES AT THE TOTAL PRICE OF THIRTY SEVEN THOUSAND SIX HUNDRED AND THIRTY SIX AND 44/100 DOLLARS (\$37,636.44) FOR USE OF THE POLICE DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Police Department needs new warning devices for its new vehicles; and

WHEREAS, the Police Department has determined that the warning devices from West Chatham will best serve the department's needs; and

WHEREAS, the city police department has sufficient funds in its account to purchase this equipment, and

WHEREAS, this equipment is available pursuant to the State of Tennessee Department of General Services contract making the purchase exempt from the City's normal bidding requirements; and

WHEREAS, Code Section 5-703 (4) of the City of Manchester requires any obligation of the City on any contract 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, that the City of Manchester purchase various warning devices from West Chatham at a cost of THIRTY SEVEN THOUSAND SIX HUNDRED AND THIRTY SIX DOLLARS AND FORTY FOUR CENTS (\$37,636.44) through a State of Tennessee Department of General Services contract vendor.

RESOLVED THIS _____th DAY OF JANUARY, 2025.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. .

**A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE A FORD TRANSIT
350 PASSENGER VAN AT A TOTAL COST OF FIFTY-FIVE THOUSAND SEVEN
HUNDRED AND TWELVE AND 00/100 DOLLARS (\$55,712.00), FOR USE BY THE
PARKS AND RECREATION DEPARTMENT**

WHEREAS the City of Manchester Parks and Recreation Department needs a new means to transport cargo and passengers; and

WHEREAS the Parks and Recreation Department has determined that a Ford Transit - 350 Passenger Van will best serve the Department's needs; and

WHEREAS the Parks and Recreation Department has sufficient funds in its account for the fiscal year 2024/2025 budget to purchase this van; and

WHEREAS this van is available pursuant to the State of Tennessee Department of General Services contract 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 a Ford Transit - 350 Passenger Van at a cost of Fifty Five Thousand Seven Hundred and Twelve and 00/100 Dollars (\$55,712.00), from Ford of Murfreesboro, the State of Tennessee Department of General Services contract vendor.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the purchases be funded from the appropriate line item in the Parks and Recreation Department's 2024/2025 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.

Resolved this _____ day of _____ 2025.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONTRACT WITH DUKES ROOT CONTROL, INC, IN THE AMOUNT OF, AND NOT TO EXCEED, ONE MILLION FOUR HUNDRED AND NINETY EIGHT THOUSAND AND 00/100 DOLLARS (\$1,498,000.00) FOR SEWER INSPECTION, CLEANING, AND OTHER SERVICES

WHEREAS the City of Manchester applied for; has historically experienced issues with sewer flow and bottlenecks; and

WHEREAS the City of Manchester has solicited a quote for sewer inspection services through a government cooperative purchasing authority (HGAC); and

WHEREAS the Engineer of the City of Manchester and the MWSD Director evaluated the quote and found the proposal of Dukes Root Control, Inc. provides the City the maximum value within the funds budgeted; and

WHEREAS, in order to fulfill the City of Manchester's needs for sewer inspection and cleaning the Manchester Water and Sewer Department and the City Engineer have recommended the services of Dukes Root Control, Inc, listed on Exhibit "A" at a total cost of One Million Four Hundred and Ninety Eight Thousand, and 00/100 Dollars (\$1,498,000.00); and

WHEREAS Manchester Municipal Code 5-703(4) requires any contractual obligation in excess of Thirty-Five Thousand Dollars (\$35,000) be approved by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester contract with Dukes Root Control, Inc., to provide the services listed on Exhibit "A" attached hereto and incorporated herein not to exceed a total cost of One Million Four Hundred and Ninety Eight Thousand, and 00/100 Dollars (\$1,498,000.00).

Resolved this _____ day of _____ 2025.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

Fee Estimate

HGACBuy SC06-24



The prices quoted herein will remain in effect for the length of this contract, unless changes are agreed upon in writing by both parties.

TYPE OF SERVICE	Price	UM	QTY	Subtotal
CCTV Pipeline Televising Inspection Only (Pre) Includes: <ul style="list-style-type: none"> NASSCO V7.0 PACP Observation Coding PDF Reports for each line segment with pipe graph and observation thumb nails Picture folder with all observation photos ESRI GDB 	\$2.26	LF	300000	\$678,000.00
CCTV Pipeline Televising (Post)	\$2.26	LF	60000	\$135,600.00
Light Cleaning Includes up to 3 passes.	\$2.26	LF	60000	\$135,600.00
Level 2 MACP Manhole Inspection Program Manhole Inspection & Assessment Program Includes: <ul style="list-style-type: none"> Rinno Camera - digital 360 manhole inspections MACP Deliverables: <ul style="list-style-type: none"> MDB Database GDB / GIS shape files with all deliverables Deliverables Review Meeting 	\$175.00	EA	1364	\$238,700.00
Smoke Testing Program Smoke Testing Program Includes: <ul style="list-style-type: none"> Post resident door tag Police/fire coordination 2-3 operators, 1-2 blowers NASSCO format GPS points of defects Geodatabase deliverables of all data and reports 	\$0.70	LF	300000	\$210,000.00
Condition Assessment Report (CAR) - CCTV Includes: <ul style="list-style-type: none"> 11x17 or 24x36 Maps Corresponding Rehab Recommendations Corresponding Cost Summaries 	\$0.22	LF	300000	\$66,000.00
Condition Assessment Report (CAR) - MHI	\$25.00	EA	1364	\$34,100.00

Total \$1,498,000.00

This is an estimate. Pricing subject to change based on actual quantity completed.

Proposal pricing is valid for 90 days.

Non-Prevailing Wage Rates Applied

We ask that our clients assist with structures that are not located or accessible while our crews are in the field in an effort to achieve full project completion. If assistance with access to structures cannot be completed within 24 hours after crews complete field work, a remobilization fee may be applied to complete remaining structures on the project.

Monthly progress billing will be based on field work completed to date. 10% of the item value will be withheld from billing until receipt and approval of final deliverables for the project. Any mobilization fees will be billed as they are incurred.

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

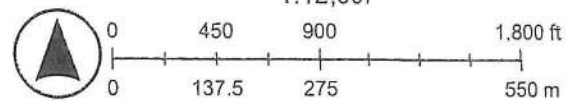
Anthony Burrows, Finance Director

Gilley



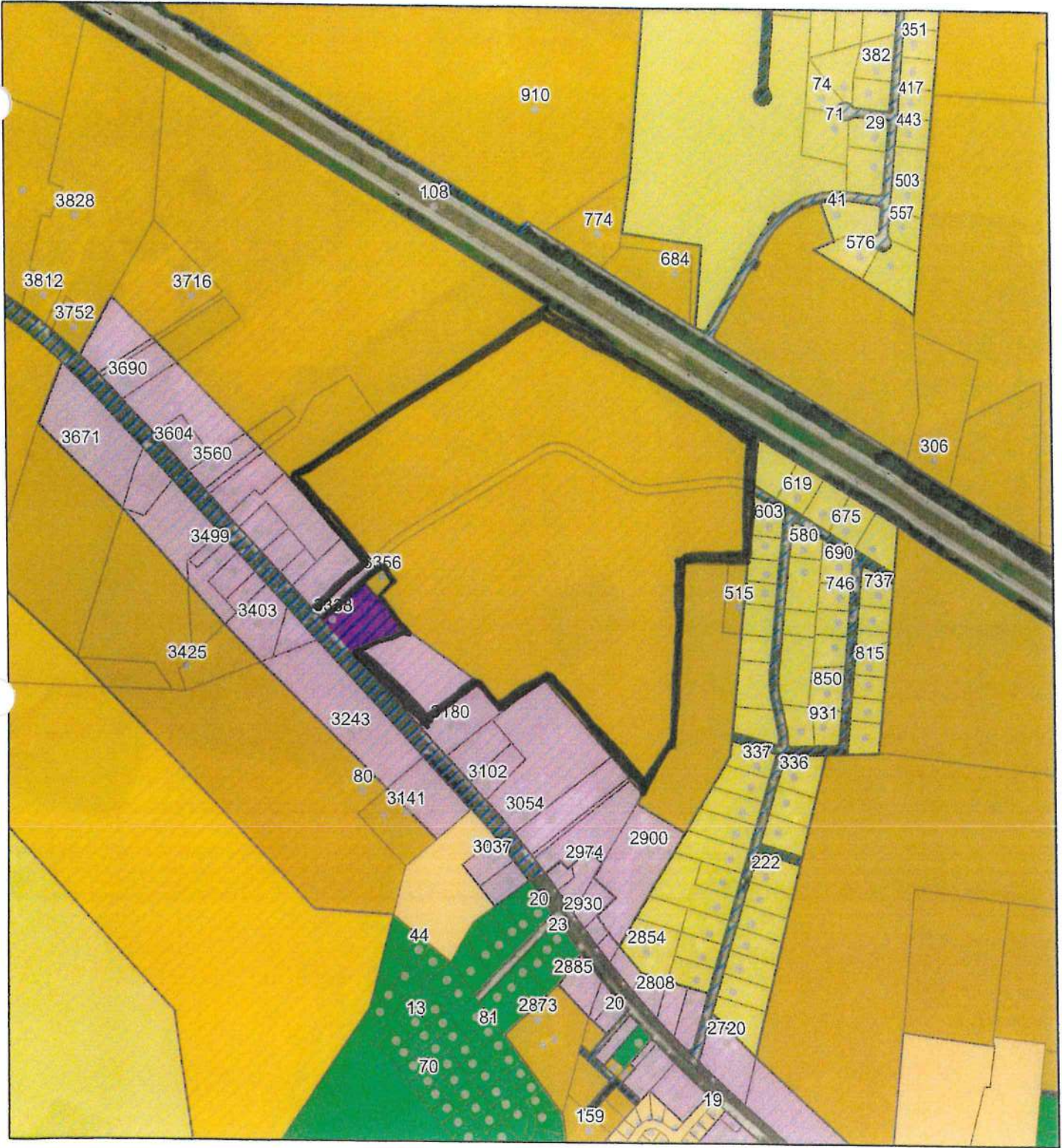
10/16/2024, 2:21:41 PM

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



Earthstar Geographics

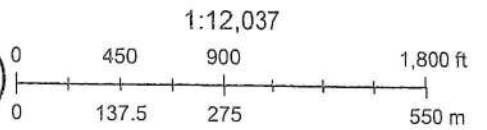
Gilley Land Use



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



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

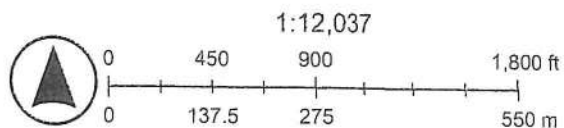
Anthony Burrows, Finance Director

Parker Zoning



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

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



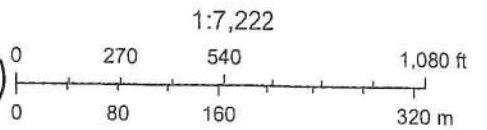
Earthstar Geographics

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

ORDINANCE NO. _____

**AN ORDINANCE REZONING PROPERTY OWNED BY RONNIE RANDALL ON
BELMONT DRIVE FROM C-5 TO R-3**

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 by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting April 15, 2024, considered the rezoning request that the property owned by Ronnie Randall, described below, be rezoned from C-5 to R-3 Medium Density Residential, 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 R-3 Medium Density Residential to the following described property owned by Ronnie Randall at Belmont Drive:

In the below description, but excluded from this rezoning is all of the property labeled as Lot 1 (aprox. 1.54 acres), in a plat filed at Plat Book 956B, page 0.

A certain tract or parcel of land lying in the First (1st) Civil District of Coffee County, Tennessee, also known as Parcel 18.00, Property Tax Map 085H, Control Map B, bounded and described as follows, to-wit:

Beginning at an iron pin set at the common intersection of Belmont Drive (50' R.O.W.) and Oak Drive at the Northeast corner of the tract herein described. Then from the POINT OF BEGINNING, leaving the intersection of Belmont Drive and Oak Drive, along the westerly margin of Belmont Drive South 7 degrees 30 minutes 01 seconds West 1694.05 feet to a found axle; thence along the northerly boundary line of the Howard Tract (D.B. 327, p.941; ROCCT) and the southerly boundary line of the tract herein described North 82 degrees 36 minutes 59 seconds West 557.67 feet to an iron pin found; thence along the westerly boundary line of the tract herein described North 07 degrees 00 minutes 00 seconds East 1174.85 feet to an iron pin set; thence North 71 degrees 15 minutes 00 seconds West 160.51 feet to an iron pin set; thence along the easterly margin of McArthur Street/TN Hwy. 55 North 25 degrees 38 minutes 52 seconds East 156.92 feet to an iron pin set; thence South 87 degrees 22

minutes 59 seconds East 436.48 feet to an iron pin set; thence North 2 degrees 37 minutes 01 seconds East 268.04 feet to an iron pin set; thence along the southerly margin of Oak Drive North 88 degrees 03 minutes 19 seconds East 126.51 feet to an iron pin set; thence along the southerly margin of Oak Drive South 87 degrees 22 minutes 59 seconds East 36.85 feet to the point of beginning. Said tract containing 20.0824 acres more or less according to a survey by J. Bryant ABT, TN RLS No. 3000, dated September 17, 2015 and revised on March 31, 2016.

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 R-3 Medium Density Residential; 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 April 15, 2024.

PASSED FIRST READING: _____ May 7 _____, 2024

PASSED SECOND AND FINAL READING: _____, 2024

Marilyn Howard, Mayor

Anthony Burrows, Finance Director



CITY OF MANCHESTER, TENNESSEE
BUILDING PERMIT
VAR,SPEC EXC,REZONING, ORD AMD

PERMIT #: 117076

DATE ISSUED: 3/28/2024

DESCRIPTION:	VAR,SPEC EXC,REZONING, ORD AMD	DEBRIS
LOCATION:	BELMONT DR.	AFFADAVIT W/C TILE PERMIT
SUBDIVISION: LOT#		
OWNER NAME:	RONNIE RANDALL	CONTRACTOR:
ADDRESS	296 CAMBRIDGE LN	ADDRESS:
CITY	MANCHESTER	CITY:
STATE	TN	ST:
ZIP:	37355	ZIP:
PHONE:		PHONE:
		LICENSE:
ELEC CONTRACTOR VALUATION:	\$ 0.00	PLB CONTRACTR SITE PLN ON FILE
NO OF ELEVATORS:		HEIGHT:
NO OF FLOORS:		BLDG LxW
NO OF FAMILIES:		NUMBER ROOMS
USE ZONE:C-5 TO R-3		NUM KITCHENS:
ROOF:		FOUNDATION:
EXTERIOR WALLS:		INTERIOR WALLS:
SPRINKLERS:		NUMBER BATHS:
STANDPIPES:		HEAT SOURCE:
FIREPLACES:		
FRONT SETBACK:		REAR SETBACK:
LEFT SETBACK:		RIGHT SETBACK:
		TOTAL BLDG FEES
		\$ 200.00

Remarks REZONING

If not approved, give reason: _____

Board of Zoning Appeals in case number _____ adopted _____

Application approved by _____

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Mandy Bell 3/28/24
 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

Butch Liche 3/28/24 _____
 (ZONING/BLDG CODE EXAMINER) DATE (BLDG INSPECTOR) DATE

CITY OF MANCHESTER, TENNESSEE

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 2/28/24

MEETING DATE: 4/15/24

CASE #: 06-2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *Positive to Permit*
- DISAPPROVAL
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Ronnie Randall

Address of Owner: 296 Cambridge Ln. Manchester, TN 37355

Home Phone: _____ Work Phone: 931-728-9500

I hereby request to the Planning Commission:

Rezoning C-5 to R-3

Intended Use: Residential

Address of Property: 12 Belmont Dr. Manchester, TN 37355

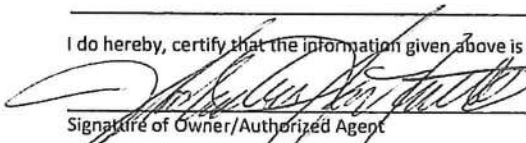
Property Tax Map No: 085 H Group: _____ Control Map: B Parcel No. 018.00

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0- 204C

Map Revised: August 4, 2008.

Note: 18.48 AC

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge



Signature of Owner/Authorized Agent

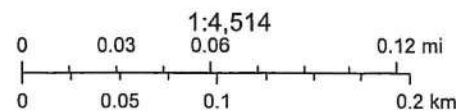
- Rezoning instruction sheet received
- Site Plan checklist received

119020



Date: April 18, 2024

County: Coffee
 Owner: RANDALL RONNIE L
 Address: BELMONT DR
 Parcel Number: 085H B 018.00
 Deeded Acreage: 18.49
 Calculated Acreage: 0
 Date of TDOT Imagery: 2022
 Date of Vexcel Imagery: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

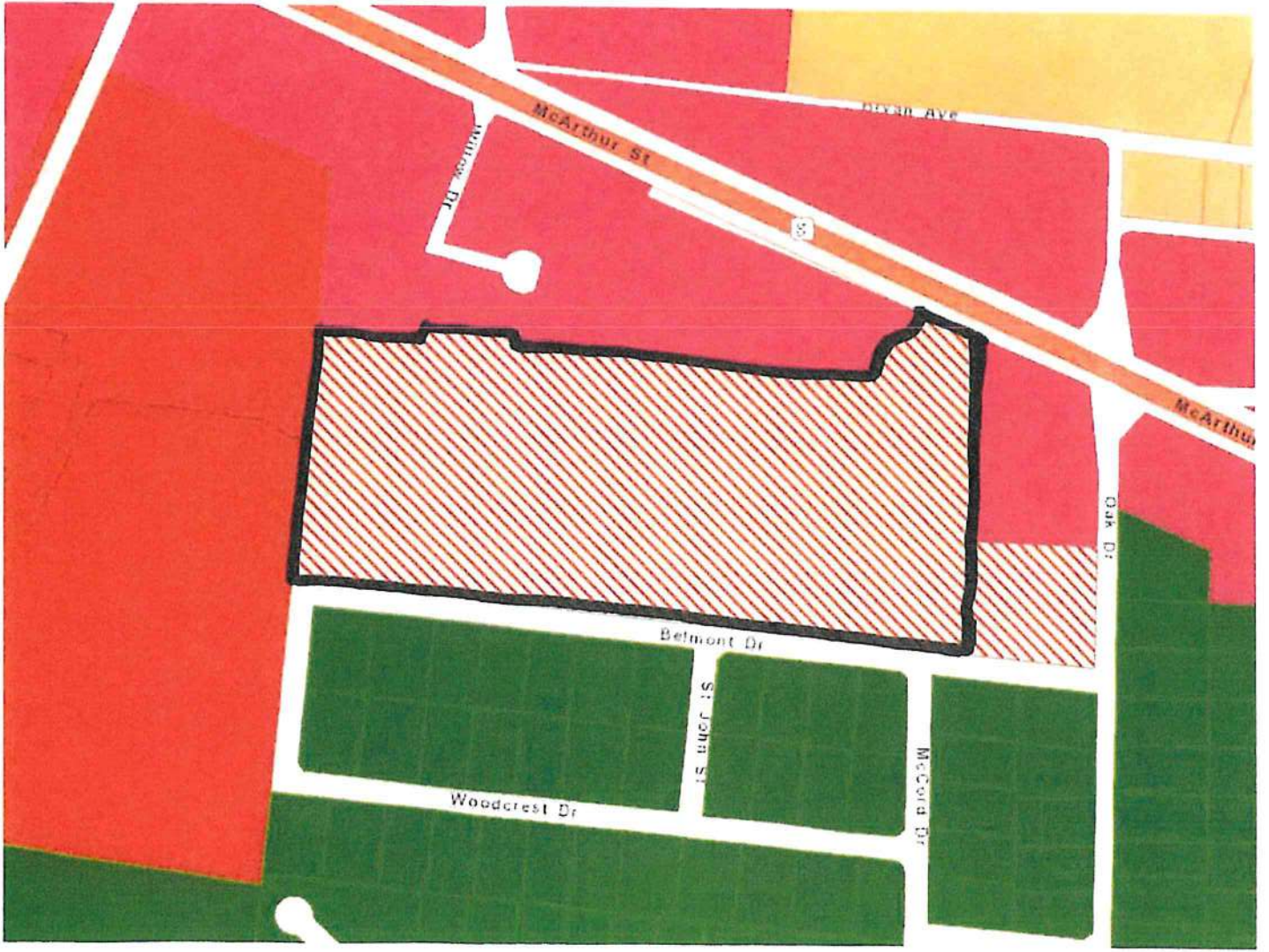
Coffee Parcels

Manchester City Limit

Manchester Zoning



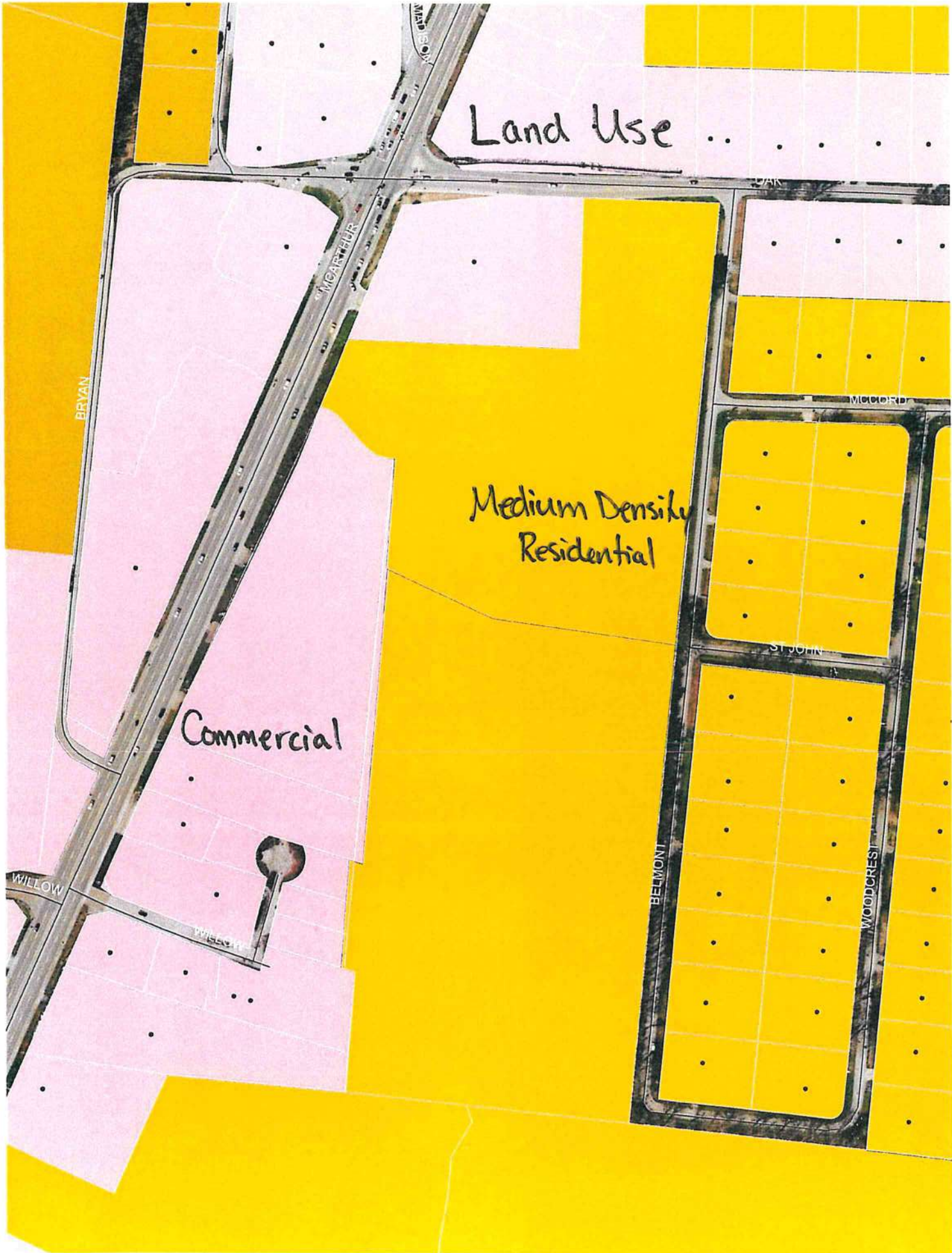
Coffee UGB



Land Use

Medium Density Residential

Commercial



ORDINANCE NO _____

**AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 18-201
RELATIVE TO NONPAYMENT OF BILLS**

WHEREAS Manchester Municipal Code 18-201 currently sets the number of days before someone's water can be cut-off for nonpayment; and

WHEREAS, at the recommendation of the Manchester Water and Sewer Commission, the Board of Mayor and Aldermen of the City of Manchester believes it to be in the best interest of the City to decrease the number of days from twenty-five (25) to fifteen (15) days after due date before someone's water can be cut-off for nonpayment.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 18-201 be amended to decrease the number of days from twenty-five (25) days to fifteen (15) days after due date before someone's water can be cut-off for nonpayment, and

BE IT FURTHER ORDAINED 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: _____

PASSED SECOND AND FINAL READING: _____

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

**CITY OF MANCHESTER
CITIZEN PARTICIPATION FORM
OFFICE 931-728-4652
Email: mayor@cityofmanchestertn.com**

The City of Manchester relies heavily upon citizen participation on the Boards and Commissions that help Manchester serve its residents. The assistance received from the groups greatly assists the City in making Manchester a better place to live.

We greatly encourage citizen participation in serving on one of the Boards or Commissions listed below. If you feel you could devote sufficient time, please volunteer for your selected Board or Commission. Please complete the form and return to the Board of Mayor and Aldermen, City Hall, 200 West Fort Street, Manchester, TN 37355. Email form to mayor@cityofmanchestertn.com.

Please circle the Board or Commission that you wish to serve:

Planning and Zoning Commission

Recreation Commission

ADA Compliance Committee

Tourism Commission

Health, Education, & Housing Facility Board

Stormwater/Building Codes Board of Appeals

Manchester Public Building Authority

Water & Sewer Commission

Manchester Housing Authority

Duck River Utilities Commission

Historic Zoning Commission

Greater Manchester Economic Development Board

Other _____

Name: SARA ADAMS

Home Phone: _____ Business Phone: 931 728 3226

Cell Phone: _____ Email Address: Sara_Liz_92@hotmail.com

Address: Hillcrest Dr. Manchester TN 37355

Education: doctorate Occupation: owner / pharmacist Baker Brothers

Are you: Manchester resident () Elector in Manchester Manchester Business Owner

() Coffee County Resident () Elector in Coffee County () Coffee County Business Owner

Why do you want to serve on the Board or Commission circled above?

passionate about preserving history in Coffee County as
the owner of one of the oldest businesses in Manchester

Have you served on a Board or Commission before? If yes, please specify.

no

Dates of Service: _____

Signature: Sara E Adams

Date: 12/6/24

***Please return by mail, email, or deliver to Mayor's Office at City Hall**

City of Manchester
Job Description

Job Title: Maintenance Manager
Department: Water and Sewer
Reports to: Director and Assistant Director
Date: 10-11-2024
Approved Date:

Summary:

Repair and maintenance of gasoline and diesel engines. Repair and maintenance of water and sewer pumps and other equipment. Electrical and mechanical repairs on a wide variety of equipment. Maintaining files regarding preventative maintenance and repairs. Other duties may be assigned.

Essential Duties and Responsibilities:

- Works under general guidance of the Director and Assistant Director of Water and Sewer.
- Must possess working knowledge of machinery and equipment used in water and sewer operations.
- Ability to perform repairs ranging from routine maintenance to complete rebuilds of water and sewer equipment and tools.
- Knowledge of tools and equipment used in the repair and maintenance of water and sewer operations.
- Ability to use plasma cutter, welding, and braising.
- Ability to repair and replace parts on vehicles and or machinery.
- Performs other duties as assigned.

Supervisory Responsibilities:

Supervises, directs, and inspects work done by maintenance personnel.

Qualifications:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are a representation of the knowledge, skills, and or abilities required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education and or Experience:

High School Diploma or General Education Degree (GED) required and one year of prior experience. One-year certificate from college or technical school preferred.

Language Skills:

Ability to read and analyze, and interpret reports and manuals. Ability to convey thoughts both orally and in written form. Must be able to follow simple instructions.

Mathematical Skills:

Ability to add, subtract, multiply, and divide. Ability to perform these operations using units of weight, volume, measurements, and monetary values.

Reasoning Ability:

Ability to apply common sense understanding to carry out detailed instructions.

Certificates, licenses, and Registrations:

- Valid Tennessee driver's license.

Physical Demands:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is: required to stand and walk for long periods of time. The employee is occasionally required to sit; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; talk or hear; and taste or smell. The employee must regularly lift and/or move up to 25 pounds, frequently lift and/or move up to 50 pounds, and occasionally lift and/or move up to 100 pounds. Specific vision abilities required by this job include close vision, distance vision, and color vision.

Work Environment:

While performing the duties of this position, the employee must be able to work in all weather conditions. The employee is frequently exposed to moving mechanical parts. Occasionally, the employee is exposed to wet conditions; high, precarious places; acidic, toxic, or caustic chemicals; risk of electric shock; noise level in the work environment can be loud.

City of Manchester
Job Description

Job Title: Maintenance Technician
Department: Water and Sewer
Reports to: Maintenance Manager
Date: 10-11-2024
Approved Date:

Summary:

Repair and maintenance of gasoline and diesel engines. Repair and maintenance of water and sewer pumps and other equipment. Electrical and mechanical repairs on a wide variety of equipment. Maintaining files regarding preventative maintenance and repairs. Other duties may be assigned.

Essential Duties and Responsibilities:

- Works under general guidance of Maintenance Manager
- Must possess working knowledge of machinery and equipment used in water and sewer operations.
- Ability to perform repairs ranging from routine maintenance to complete rebuilds of water and sewer equipment and tools.
- Knowledge of tools and equipment used in the repair and maintenance of water and sewer operations.
- Ability to use plasma cutter, welding, and braising.
- Ability to repair and replace parts on vehicles and or machinery.
- Performs other duties as assigned.

Supervisory Responsibilities:

None

Qualifications:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are a representation of the knowledge, skills, and or abilities required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education and or Experience:

High School Diploma or General Education Degree (GED) required and one year of prior experience. One-year certificate from college or technical school preferred.

Language Skills:

Ability to read and analyze, and interpret reports and manuals. Ability to convey thoughts both orally and in written form. Must be able to follow simple instructions.

Mathematical Skills:

Ability to add, subtract, multiply, and divide. Ability to perform these operations using units of weight, volume, measurements, and monetary values.

Reasoning Ability:

Ability to apply common sense understanding to carry out detailed instructions.

Certificates, licenses, and Registrations:

- Valid Tennessee driver's license.

Physical Demands:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is: required to stand and walk for long periods of time. The employee is occasionally required to sit; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; talk or hear; and taste or smell. The employee must regularly lift and/or move up to 25 pounds, frequently lift and/or move up to 50 pounds, and occasionally lift and/or move up to 100 pounds. Specific vision abilities required by this job include close vision, distance vision, and color vision.

Work Environment:

While performing the duties of this position, the employee must be able to work in all weather conditions. The employee is frequently exposed to moving mechanical parts. Occasionally, the employee is exposed to wet conditions; high, precarious places; acidic, toxic, or caustic chemicals; risk of electric shock; noise level in the work environment can be loud.

**City of Manchester Job
Description**

Job Title: Pretreatment Coordinator
Department: Water & Sewer
Reports To: Director and Assistant Director
FLSA Status: Non-Exempt
Approved Date:

SUMMARY

Operates and maintains the pretreatment program, coordinates with chief operator and operates sewage treatment, sludge processing, and disposal equipment in wastewater (sewage) treatment plant to control flow and processing of sewage by performing the following duties.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

Conducts inspections and sampling on all pretreatment facilities and creates reports on such.

Completes SAR's (Semi-Annual Reports).

Reviews monthly DMR reports from pretreatment facilities and enforces the permits.

Monitors control panels and adjusts valves and gates manually or by remote control to regulate flow of sewage.

Observes variations in operating conditions and interprets meter and gauge readings and test results to determine load requirements.

Starts and stops pumps, engines, and generators to control the flow of raw sewage through filtering, settling, aeration, and sludge digestion processes.

Maintains log of operations and records meter and gauge readings.

Collects sewage sample and conducts laboratory tests.

Operates and maintains power generating equipment to provide steam and electricity for plant.

Other duties may be assigned.

SUPERVISORY RESPONSIBILITIES:

None Required

QUALIFICATIONS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

EDUCATION and/or EXPERIENCE:

Less than high school education; or up to one-month related experience or training; or equivalent combination of education and experience.

LANGUAGE SKILLS:

Ability to read and comprehend simple instructions, short correspondence, and memos. Ability to write simple correspondence. Ability to effectively present information in one-on-one and small group situations to customers, clients, and other employees of the organization.

MATHEMATICAL SKILLS:

Ability to add and subtract two-digit numbers and to multiply and divide with 10's and 100's. Ability to perform these operations using units of American money and weight measurement, volume, and distance.

REASONING ABILITY:

Ability to apply common sense understanding to carry out detailed but uninvolved written or oral instructions. Ability to deal with problems involving a few concrete variables in standardized situations.

CERTIFICATES, LICENSES, REGISTRATIONS:

Preferred Wastewater Collections II license, and Wastewater Treatment III license or higher.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is: required to stand and walk. The employee is occasionally required to sit; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; talk or hear; and taste or smell. The employee must regularly lift and/or move up to 25 pounds, frequently lift and/or move up to 50 pounds, and occasionally lift and/or move up to 100 pounds. Specific vision abilities required by this job include close vision, distance vision, and color vision.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.