

ORDINANCE NO. 1729

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 1999.

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

PARCEL 2:

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

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

6.62 acres on Murfreesboro Hwy (Map056 Parcel023.01)

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

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

Being a parcel of land in Coffee County, Tennessee shown as Lot 2 on the Plan of 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 comer 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. Lic. 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: _____ January 7 _____, 2025

PASSED SECOND AND FINAL READING: _____ February 4 _____, 2025


Anthony Burrows, Finance Director




Joey Hobbs, Mayor

