

RESOLUTION NO. 36-2021

A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF EIGHT AND 63/100 (8.63) ACRES OF PROPERTY OWNED BY EVANS LUMBER COMPANY, LLC, LOCATED AT 3082 OLD TULLAHOMA HIGHWAY

WHEREAS Evans Lumber Company, LLC owns certain property located at 3082 Old Tullahoma Highway, which it has requested the City to annex, described as follows:

A tract of land lying and being in the First (formerly Sixth) Civil District of Coffee County, Tennessee, and being more particularly described as follows:

Beginning at a concrete marker located in the northerly margin of Old Tullahoma-Manchester Highway, said concrete marker also being the northeast corner of Joe Campbell, Jr.'s property pursuant to data taken from the office notes and survey of Campbell property by county surveyor dated December 28, 1965, and running North 02 degrees 35 minutes East along said Campbell property 1,537.7 feet to a government marker; South 87 degrees 05 minutes East 632.8 feet to a point located in a northerly margin of Old Tullahoma-Manchester Highway; thence South 25 deg. 00 minutes West along northerly margin along Old Tullahoma-Manchester Highway 1.659 feet, same being point of beginning, according to a survey by Alton C. Morris dated January 25, 1967, and containing 11.178 acres.

Included in the above, but expressly excluded here from, is the following tract: Beginning at a point located in the westerly margin of the Old Tullahoma-Manchester Highway, said point of beginning being a new iron pin located 195.5 feet in a southwesterly direction along the westerly margin of the Old Tullahoma Highway from an iron pin at Johnson's northeast corner; thence with the present southerly margin of Johnson property North 82 deg. 25 min. West 318.0 feet to a 12-inch black oak at the end of a fence; thence with the fence North 82 deg. 25 min. West 265.25 feet to a concrete monument in fence line; thence with the line of Campbell in a southerly direction 100.0 feet to a point; thence in an easterly direction to the westerly margin of the Old Tullahoma-Manchester Highway 100.0 feet to the point of beginning and being the same property conveyed to Herbert L. Johnson by deed from William E. Thomas of record in Deed Book 208, page 155, Register's Office of Coffee County, Tennessee.

For source of title, see Book W368, page 553, Register's Office of Coffee County, Tennessee.

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 June 4, 2021; Police Department dated June 9, 2021; Manchester Fire-Rescue dated June 8, 2021; City of Manchester Street Department dated June 8, 2021; Finance Office dated June 7, 2021; Health and Codes Department dated June 11, 2021; Manchester City Schools dated June 4, 2021 and the Manchester Parks and Recreation Department dated June 21, 2021; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting June 21, 2021 after which it generated its written report dated June 22, 2021, 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 August 3, 2021.

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 Evans Lumber Company, LLC:

A tract of land lying and being in the First (formerly Sixth) Civil District of Coffee County, Tennessee, and being more particularly described as follows:

Beginning at a concrete marker located in the northerly margin of Old Tullahoma-Manchester Highway, said concrete marker also being the northeast corner of Joe Campbell, Jr.'s property pursuant to data taken from the office notes and survey of Campbell property by county surveyor dated December 28, 1965, and running North 02 degrees 35 minutes East along said Campbell property 1,537.7 feet to a government marker; South 87 degrees 05 minutes East 632.8 feet to a point located in a northerly margin of Old Tullahoma-Manchester Highway; thence South 25 deg. 00 minutes West along northerly margin along Old Tullahoma-Manchester Highway 1.659 feet, same being point of beginning, according to a survey by Alton C. Morris dated January 25, 1967, and containing 11.178 acres.

Included in the above, but expressly excluded here from, is the following tract: Beginning at a point located in the westerly margin of the Old Tullahoma-Manchester Highway, said point of beginning being a new iron pin located 195.5 feet in a southwesterly direction along the westerly margin of the Old Tullahoma Highway from an iron pin at Johnson's northeast corner; thence with the present southerly margin of Johnson property North 82 deg. 25 min. West 318.0 feet to a 12-inch black oak at the end of a fence; thence with the fence North 82 deg. 25 min. West 265.25 feet to a concrete monument in fence line; thence with the line of Campbell in a southerly direction 100.0 feet to a point; thence in an easterly direction to the westerly margin of the Old Tullahoma-Manchester Highway 100.0 feet to the point of beginning and being the same property conveyed to Herbert L. Johnson by deed from William E. Thomas of record in Deed Book 208, page 155, Register's Office of Coffee County, Tennessee.

For source of title, see Book W368, page 553, Register's Office of Coffee County, Tennessee.

Resolved this 3 day of August 2021.

Marilyn Howard, Mayor

Bridget Anderson, Finance Director