

RESOLUTION NO. 06-2022

**A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF TWENTY AND FORTY-SIX ONE-HUNDRETHS (20.46) ACRES OF PROPERTY OWNED BY JUDITH DRIVER AND BOYD JACKSON, JR. LOCATED ON COUNTRY LANE**

WHEREAS Judith Driver and Boyd Jackson, Jr. own certain property located on Country Lane, which they have requested the City to annex, described as follows:

Being a tract of land lying in the 1<sup>st</sup> Civil District of Coffee County, Tennessee, bounded on the north by Strickland (WDB 335, pg. 411), Country Lane (50-ft. R/W) and Riddle (WDB 399, pg. 844), on the east by Country Club Estates Phase 2 (TDB 173, pg. 82), on the south by the remaining Jackson/Driver property (WDB 288, pg. 637), Anderson (WDB 361, pg. 646), Graham (WDB 362, pg. 839), Boulding (WDB 357, pg. 322) and St. John (WDB 408, pg. 579), and on the west by Creekwood Subdivision (PCE 690B), and being more particularly described as follows:

Beginning at a rebar found at the southeast corner of the southerly terminus of Country Lane, being the southwest corner of Riddle and the northeast corner of the property herein described; thence along the south line of Riddle, S 35° 47' 32" E, 706.42 ft. to a capped rebar found in the west line of Country Club Estates Phase 2; thence proceeding along the west line of said Country Club Estates, S 04° 36' 42" W, 277.26 ft. to a capped rebar found; thence leaving said Country Club Estates and proceeding along the north line of the remaining Jackson/Driver property; the following calls: thence N 85° 23' 18" W, 175.00 ft. to a capped rebar found; thence S 04° 36' 42" W, 33.32 ft.; thence with a curve turning to the right with an arc length of 44.51 ft., a radius of 494.83 ft., a chord bearing of S 07° 11' 20" W, and a chord length of 44.50 ft.; thence N 84° 18' 37" W, 324.96 ft.; thence S 05° 41' 23" W, 100.16 ft. to a metal fence post, the northeast corner of Graham and the northwest corner of Anderson; thence proceeding along the north line of Graham, N 84° 24' 20" W, 315.40 ft. to a rebar found, the northeast corner of Boulding; thence proceeding along the north line of Boulding, N 82° 38' 29" W, 244.34 ft. to a rebar found, the northeast corner of St. John; thence proceeding along the north line of St. John, N 83° 22' 33" W, 44.51 ft. to a rebar found, the southeast corner of Creekwood Subdivision; thence proceeding along the east line of Creekwood, N 04° 55' 49" E, 999.39 ft. to a capped rebar found, the southwest corner of Strickland; thence proceeding along the south line of Strickland, S 82° 37' 40" E, 576.74 ft. to a capped rebar found, the southeast corner of Strickland and the southwest corner of the southerly terminus of Country Lane, thence proceeding along the southerly terminus of Country Lane, S 82° 37' 40" E, 48.25 ft. to the point of beginning, containing 20.46 acres, as surveyed by Northcutt & Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN 37355, Job # 17C-003, dated 10-20-2021, and being a portion of the property described in WDB 288., pg. 637, 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 December 2, 2021; Police Department dated 12/6/2021; Manchester Fire-Rescue dated 2 Dec. 2021; City of Manchester Street Department dated December 7, 2021; Finance Office dated December 16, 2021; Health and Codes Department dated December 1, 2021; Manchester City Schools dated December 2, 2021 and the Manchester Parks and Recreation Department dated December 6, 2021; and

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting December 20, 2021 after which it generated its written report dated January 12, 2022, 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 February 1, 2022.

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 Judith Driver and Boyd Jackson, Jr.:

**Being a tract of land lying in the 1<sup>st</sup> Civil District of Coffee County, Tennessee, bounded on the north by Strickland (WDB 335, pg. 411), Country Lane (50-ft. R/W) and Riddle (WDB 399, pg. 844), on the east by Country Club Estates Phase 2 (TDB 173, pg. 82), on the south by the remaining Jackson/Driver property (WDB 288, pg. 637), Anderson (WDB 361, pg. 646), Graham (WDB 362, pg. 839), Boulding (WDB 357, pg. 322) and St. John (WDB 408, pg. 579), and on the west by Creekwood Subdivision (PCE 690B), and being more particularly described as follows:**

**Beginning at a rebar found at the southeast corner of the southerly terminus of Country Lane, being the southwest corner of Riddle and the northeast corner of the property herein described; thence along the south line of Riddle, S 35° 47' 32" E, 706.42 ft. to a capped rebar found in the west line of Country Club Estates Phase 2; thence proceeding along the west line of said Country Club Estates, S 04° 36' 42" W, 277.26 ft. to a capped rebar found; thence leaving said Country Club Estates and**

**proceeding along the north line of the remaining Jackson/Driver property; the following calls: thence N 85° 23' 18" W, 175.00 ft. to a capped rebar found; thence S 04° 36' 42" W, 33.32 ft.; thence with a curve turning to the right with an arc length of 44.51 ft., a radius of 494.83 ft., a chord bearing of S 07° 11' 20" W, and a chord length of 44.50 ft.; thence N 84° 18' 37" W, 324.96 ft.; thence S 05° 41' 23" W, 100.16 ft. to a metal fence post, the northeast corner of Graham and the northwest corner of Anderson; thence proceeding along the north line of Graham, N 84° 24' 20" W, 315.40 ft. to a rebar found, the northeast corner of Boulding; thence proceeding along the north line of Boulding, N 82° 38' 29" W, 244.34 ft. to a rebar found, the northeast corner of St. John; thence proceeding along the north line of St. John, N 83° 22' 33" W, 44.51 ft. to a rebar found, the southeast corner of Creekwood Subdivision; thence proceeding along the east line of Creekwood, N 04° 55' 49" E, 999.39 ft. to a capped rebar found, the southwest corner of Strickland; thence proceeding along the south line of Strickland, S 82° 37' 40" E, 576.74 ft. to a capped rebar found, the southeast corner of Strickland and the southwest corner of the southerly terminus of Country Lane, thence proceeding along the southerly terminus of Country Lane, S 82° 37' 40" E, 48.25 ft. to the point of beginning, containing 20.46 acres, as surveyed by Northcutt & Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN 37355, Job # 17C-003, dated 10-20-2021, and being a portion of the property described in WDB 288., pg. 637, ROCCTn.**

together with the right-of-way of Country Lane, same being a roadway intersecting Bashaw Creek Road Twenty-Eight One-Hundredths (0.28) miles in length and fifty (50) feet in width, with a slightly wider cul-de-sac at the southern terminus.

Resolved this   1   day of February 2022.

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Marilyn Howard, Mayor

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Bridget Anderson, Finance Director