

RESOLUTION 07-2022

A RESOLUTION PROPOSING ANNEXATION BY WRITTEN CONSENT OF TWENTY AND FORTY-SIX ONE-HUNDRETHS (20.46) ACRES, MORE OR LESS, OWNED BY JUDITH DRIVER AND BOYD JACKSON, JR. DESCRIBED IN WARRANTY DEED BOOK 288, PAGE 637, REGISTER'S OFFICE OF COFFEE COUNTY, TENNESSEE

WHEREAS T.C.A. 6-51-104 permits that a resolution effectuating annexation by written consent shall not require a referendum; and

WHEREAS T.C.A. 6-51-104(c) provides that a resolution proposing annexation by written consent of the property owner or owners becomes effective only upon adoption of such resolution by the municipality; and

WHEREAS Judith Driver and Boyd Jackson, Jr. have submitted their written request and consent to the City of Manchester, which is incorporated herein, that the City of Manchester propose and immediately effectuate annexation of their property described as follows:

Being a tract of land lying in the 1st 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 the City of Manchester has adopted a Plan of Services for subject property as required by T.C.A. 6-51-102; and

WHEREAS this property is connected to Bashaw Creek Road by Country Lane, a County road Twenty-Eight One-Hundreths (0.28) miles long with a fifty (50) foot right-of-way; and

WHEREAS, pursuant to the ruling in State, ex rel. Kessel v. Ashe, 888 S.W.2d 430, a County has no standing to object to a City's annexation of roadways of which it only owns an easement or right-of way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester, Tennessee proposes annexation by resolution of the following property owned by Judith Driver and Boyd Jackson, Jr., by written consent:

Being a tract of land lying in the 1st 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 Twenty-Eight One-Hundredths (0.28) miles in length and fifty (50) feet in width, including the cul-de-sac of slightly greater diameter.

BE IT FURTHER RESOLVED BY THE CITY OF MANCHESTER, TENNESSEE that, upon passage of this resolution, annexation be effectuated immediately.

Resolved this 1 day of February 2022.

Marilyn Howard, Mayor

Finance Director