

RESOLUTION NO. 12-2022

**A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO
ANNEXATION OF EIGHTY-THREE AND SEVEN HUNDREDTHS (83.07) ACRES OF
PROPERTY OWNED BY LINDA CROSSLIN LOCATED ON MCMINNVILLE
HIGHWAY**

WHEREAS Linda Crosslin owns certain property located on McMinnville Highway,
which she has requested the City to annex, described as follows:

TRACT I:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the McMinnville Highway (Hwy. 55, 105-ft. R/W), on the east by Crosslin (WDB. 149, pg. 189), on the south by Crosslin (WDB. 302, pg. 155, WDB. 310, pg. 201), and on the west by Smithey (WDB. 353, pg. 466), and being more particularly described as follows:

BEGINNING at a capped rebar found in the south margin of McMinnville Highway, being the northeast corner of Smithey and the northwest corner of the property herein described; thence proceeding along the margin of said road, N 52° 31' 07" E, 1073.41 ft. to a capped rebar found; thence leaving the margin of said road and proceeding along the west line of Crosslin (WDB. 149, pg. 189), S 39° 44' 23" E, 290.00 ft. to a pipe found; thence proceeding through the lands of the remaining Crosslin, S 52° 31' 07" W, 1146.92 ft. to a point in the east line of Smithey; thence along the east line of Smithey, N 25° 23' 21" W, 296.35 ft. to the POINT OF BEGINNING, containing 7.39 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 21C-046, dated 07-16-2021, and being portions of the properties described in WDB. 302, pg. 155 & WDB. 310, pg. 201, ROCCTn.

TRACT II:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the McMinnville Highway (Hwy. 55, 105-ft. R/W), on the east by West Lynn Drive (25-ft. R/W), on the south by Nash (WDB. 358, pg. 449) and Crosslin (WDB. 302, pg. 155), and on the west by Crosslin (WDB. 149, pg. 189), and being more particularly described as follows:

BEGINNING at a concrete right-of-way monument located at the intersection of the south margin of McMinnville Highway and the west margin of West Lynn Drive, and being the northeast corner of the property herein described; thence proceeding along the margin of West Lynn Drive, the following calls: thence S 62° 18' 57" E, 135.10 ft.; thence S 52° 16' 24" E, 166.47 ft. to a concrete monument, the northeast corner of Nash; thence leaving the margin of West Lynn Drive and proceeding along the north line of Nash, S 52° 21' 33" W, 248.85 ft. to a concrete monument; thence proceeding along the north line of Crosslin (WDB. 302, pg. 155), S 52° 28' 42" W, 115.04 ft. to an iron pipe found, the southeast corner of Crosslin (WDB. 149, pg. 189); thence proceeding along the east line of Crosslin (WDB. 149, pg. 189), N 48° 41' 23" W, 287.72 ft. to a rebar found in the south margin of McMinnville Highway; thence proceeding along the margin of said road, N 52° 08' 33" E, 320.57 ft. to the POINT OF BEGINNING, containing 2.27 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 21C-046, dated 07-16-2021, and being the property described in WDB. 310, pg. 201, ROCCTn.

TRACT III:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the McMinnville Highway (Hwy. 55, 105-ft. R/W), on the east by Crosslin (WDB. 310, pg. 201), and on the south and the west by Crosslin (WDB. 302, pg. 155), and being more particularly described as follows:

BEGINNING at a rebar found in the south margin of McMinnville Highway, located S 52° 08' 33" W, 320.57 ft. from a concrete right-of-way monument found at the intersection of the south margin of said highway and the west margin of West

Lynn Drive, aforesaid rebar being the northeast corner of the property herein described; thence leaving the margin of said road and proceeding along the west line of Crosslin (WDB. 310, pg. 201), S 48° 41' 23" E, 287.72 ft. to an iron pipe found in the north line of Crosslin (WDB. 302, pg. 155); thence proceeding along the north line of Crosslin (WDB. 302, pg. 155), the following calls: thence S 51° 24' 59" W, 249.76 ft. to an iron pipe found; thence N 39° 44' 23" W, 290.00 ft. to a capped rebar found in the south margin of McMinnville Highway; thence proceeding along the margin of said road, N 53° 16' 58" E, 205.23 ft. to the POINT OF BEGINNING, containing 1.49 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 21C-046, dated 07-16-2021, and being the property described in WDB. 149, pg. 189, ROCCTn.;

TRACT IV:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the northwest by the remaining Crosslin (WDB. 149, pg. 189, WDB. 302, pg. 155, WDB. 310, pg. 201, & WDB. 318, pg. 912), on the north by Nash (WDB. 358, pg. 449), Wright (WDB. 301, pg. 628), Floyd (WDB. 342, pg. 242), Elsworth (WDB. 401, pg. 204), Harrell (WDB. 374, pg. 330), Pinegar (WDB. 301, pg. 581), Yates (WDB. 217, pg. 931), Harris (WDB. 273, pg. 719), Carroll (WDB. 313, pg. 549), Briggs (WDB. 306, pg. 452), and Keener (WDB. 198, pg. 897), on the east by Nester (WDB. 371, pg. 393), and on the south by Nester (WDB. 232, pg. 816), Woods (WDB. 354, pg. 418), Gillen (WDB. 151, pg. 783), and Yoon (WDB. 317, pg. 738), and being more particularly described as follows:

BEGINNING at a concrete monument at the westernmost corner of Nash and the northern-most corner of the property herein described; thence with the southwest line of Nash, S 51°27'54" E , 208.06 ft. to a concrete monument; thence continuing with the southwest line of Nash and with the southwest lines of Wright, Floyd, and Elsworth, S 51°34'21" E , 632.02 ft. to an iron pipe found, being the southernmost corner of Elsworth and the westernmost corner of Harrell; thence with the southwest line of Harrell, the following calls: thence S 52°00'17" E , 149.73 ft. to an iron pipe found; thence S 51°57'44" E , 75.09 ft. to a metal fence post, being the southernmost corner of Harrell and the westernmost corner of Pinegar; thence with the southwest lines of Pinegar and Yates, S 52°09'15" E , 369.50 ft. to an iron pipe found, being the southernmost corner of Yates and the westernmost corner of Harris; thence with the southwest line of Harris, S 51°56'44" E , 149.52 ft. to an iron pipe found, being the southernmost corner of Harris and the westernmost corner of Carroll; thence with the southwest line of Carroll, S 51°58'59" E , 149.89 ft. to a rebar found, being the southernmost corner of Carroll and the westernmost corner of Briggs; thence with the southwest line of Briggs, S 52°02'59" E , 150.03 ft. to a wood fence post, being the southernmost corner of Briggs and the westernmost corner of Keener; thence with the southwest line of Keener, S 52°01'25" E , 210.24 ft. to a capped rebar found, being the southernmost corner of Keener, the northwest corner of Nester (WDB. 371, pg. 393), and the northeast corner of the property herein described; thence with the west line of Nester (WDB. 371, pg. 393), S 06°13'22" W , 560.01 ft. to a capped rebar found in the north line of Nester (WDB. 232, pg. 816), being the southwest corner of Nester (WDB. 371, pg. 393) and the southeast corner of the property herein described; thence with the north line of Nester (WDB. 232, pg. 816), N 84°18'44" W , 612.88 ft. to an iron pipe found, being the northwest corner of Nester (WDB. 232, pg. 816) and the northeast corner of Woods; thence with the north line of Woods, N 84°13'55" W , 578.97 ft. to an iron pipe found, being the northwest corner of Woods and the northeast corner of Gillen; thence with the north line of Gillen, N 84°31'45" W , 506.43 ft. to a wood fence corner post; thence proceeding along the north and east lines of Yoon, the following calls: thence N 84°55'30" W, 767.31 ft. to a wood fence corner post; thence N 25° 23' 21" W , 765.52 ft.; thence leaving said line of Yoon and proceeding through the lands of Crosslin, the following calls: thence N 52°31'07" E , 332.90 ft.; thence S 37°28'53" E , 600.00 ft.; thence N 52°31'07" E , 837.68 ft.; thence N 39°44'23" W , 600.47 ft. to a pipe found, the south corner of the Crosslin house lot (WDB. 149, pg. 189); thence along the south line of said lot N 51°24'59" E , 249.76 ft. to a pipe found; thence proceeding along the south line of Crosslin (WDB. 318, pg. 912), N 52°28'42" E , 115.04 ft. to the POINT OF BEGINNING, containing 60.54 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 21C-046, dated 07-16-2021, and being portions of the properties described in WDB. 302, pg. 155 & WDB. 310, pg. 201, ROCCTn.

TRACT V:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally surrounded by the remaining Crosslin (WDB. 149, pg. 189, WDB. 302, pg. 155, WDB. 310, pg. 201, & WDB. 318, pg. 912), and being more particularly described as follows:

BEGINNING at a point being the northeast corner of the property herein described; thence S 39°44'23" E, 600.47 ft.; thence S 52°31'07" W, 837.68 ft.; thence N 37°28'53" W, 600.00 ft.; thence N 52°31'07" E, 814.02 ft. to the POINT OF BEGINNING, containing 11.38 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 21C-046, dated 07-16-2021, and being portions of the properties described in WDB. 302, pg. 155 & WDB. 310, pg. 201, 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 Jan. 31, 2022; Police Department dated 2/14/2022; Manchester Fire-Rescue dated 2 Feb 2022; City of Manchester Street Department dated Feb. 8, 2022; Finance Office dated January 31, 2022; Health and Codes Department dated Feb. 1, 2022; Manchester City Schools dated Feb. 11, 2022; the Manchester Parks and Recreation Department dated February 11, 2022 and Hillsville Utility District dated February 10, 2022.

WHEREAS the Plan of Services was studied by the Manchester Regional Planning Commission at its meeting February 21, 2022, after which it generated its written report dated March 11, 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 April 5, 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 Linda Crosslin:

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Resolved this 5 day of April 2022.

Marilyn Howard, Mayor

Bridget Anderson, Finance Director