

A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF FIFTY-SIX AND 60 HUNDREDTHS (56.6) ACRES OF PROPERTY OWNED BY ALLAN HOWARD AND WIFE, MARILYN J. HOWARD, LOCATED ON BASHAW CREEK ROAD

WHEREAS Allan Howard and wife, Marilyn J. Howard, own certain property located on Bashaw Creek Road, which they have requested the City to annex, described as follows:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the south by Bashaw Creek Road (50-ft. R/W) and Colburn (WDB 395, pg. 622), on the west by the remaining Howard (WDB 393, pg. 106), on the north by Gipson Construction, LLC (WDB 401, pg. 82), on the east by Jones (WDB 209, pg. 812), and being more particularly described as follows:

Beginning at a ½-inch capped rebar set in the north margin of Bashaw Creek Road, being the southwest corner of Jones and the southeast corner of the property herein described; thence proceeding along the margin of said road, the following calls: thence S 77° 01' 33" W, 118.15 ft.; thence with a curve turning to the right with a delta angle of 43° 36' 40"; an arc length of 123.66 ft., a radius of 162.46 ft., a chord bearing of N 81° 10' 07" W, and a chord length of 120.69 ft.; thence N 59° 21' 47" W, 104.46 ft.; thence with a curve turning to the left with a delta angle of 24° 16' 08", an arc length of 128.79 ft., a radius of 304.06 ft., a chord bearing of N 71° 29' 51" W, and a chord length of 127.83 ft.; thence N 83° 37' 55" W, 122.01 ft.; thence N 84° 09' 58" W, 371.30 ft.; thence with a curve turning to the left with a delta angle of 12° 41' 40", an arc length of 164.88 ft., a radius of 744.20 ft., a chord bearing of S 89° 29' 12" W, and a chord length of 164.55 ft.; thence S 83° 08' 22" W, 259.23 ft.; thence S 82° 45' 47" W, 112.87 ft. to an axle found, the southeast corner of Colburn; thence leaving the margin of said road and proceeding around said Colburn, the following calls: N 06° 32' 29" W, 250.00 ft. to a ½-inch capped rebar set; thence S 83° 27' 31" W, 350.00 ft. to an axle found; thence S 06° 32' 28" E, 250.00 ft. to an axle found in the north margin of Bashaw Creek Road; thence proceeding along the margin of said road, the following calls: thence S 83° 28' 51" W, 87.42 ft.; thence S 84° 54' 08" W, 115.83 ft. to a ½-inch capped rebar set; thence leaving the margin of said road and proceeding along the new severance line, as per this survey, between the remaining Howard and the property herein described, the following calls: thence N 06° 32' 23" W, 44.72 ft. to a ½-inch capped rebar set; thence N 00° 40' 37" W, 702.75 ft. to a ½-inch capped rebar set; thence N 14° 06' 25" E, 119.86 ft. to a ½-inch capped rebar set; thence N 29° 31' 24", 149.10 ft. to a ½-inch capped rebar set; thence N 63° 39' 12" E, 215.71 ft. to a ½-inch capped rebar set; thence N 30° 40' 53" E, 482.73 ft. to a ½-inch capped rebar set, the southwest corner of Gipson and the northwest corner of the property herein described; thence proceeding along the south line of Gipson, the following calls: S 66° 33' 16" E, 287.77 ft. to a ½-inch capped rebar set; thence S 67° 41' 16" E, 289.57 ft. to a ½-inch capped rebar set; thence S 66° 15' 16" E, 270.66 ft. to a capped rebar set; thence S 84° 32' 16" E, 785.87 ft. to a ½-inch capped rebar set; thence S 83° 58' 16" E, 167.60 ft. to a ½-inch capped rebar set, the northwest corner of Jones and the northeast corner of the property herein described; thence proceeding along the west line of Jones, the following calls: thence S 09° 38' 52" W, 68.46 ft. to a metal fence post; thence S 07° 10' 16" W, 51.71 ft. to a wood fence post; thence S 04° 46' 01" E, 361.78 ft. to a wood fence corner post; thence S 22° 34' 21" W, 456.52 ft. to a wood fence post; thence S 23° 36' 34" W, 130.11 ft. to a wood fence post; thence S 13° 55' 25" W, 91.35 ft. to the point of beginning, containing 56.60 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 22C-119, dated 01-31-2022, and being the property described in WDB 393, pg. 106, 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 and the Manchester Parks and Recreation Department dated February 11, 2022; and

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 16, 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 Allan Howard and wife, Marilyn J. Howard:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the south by Bashaw Creek Road (50-ft. R/W) and Colburn (WDB 395, pg. 622), on the west by the remaining Howard (WDB 393, pg. 106), on the north by Gipson Construction, LLC (WDB 401, pg. 82), on the east by Jones (WDB 209, pg. 812), and being more particularly described as follows:

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10' 16" W, 51.71 ft. to a wood fence post; thence S 04° 46' 01" E, 361.78 ft. to a wood fence corner post; thence S 22° 34' 21" W, 456.52 ft. to a wood fence post; thence S 23° 36' 34" W, 130.11 ft. to a wood fence post; thence S 13° 55' 25" W, 91.35 ft. to the point of beginning, containing 56.60 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 22C-119, dated 01-31-2022, and being the property described in WDB 393, pg. 106, ROCCTn.

Resolved this 5 day of April 2022.

Mark Messick, Vice-Mayor Acting as Mayor

Bridget Anderson, Finance Director