

RESOLUTION NO. 16-2022

**A RESOLUTION PROPOSING ANNEXATION BY WRITTEN CONSENT OF FIFTY-SIX AND 60/100 (56.6) ACRES, MORE OR LESS, OWNED BY ALLAN HOWARD AND WIFE, MARILYN J. HOWARD, LOCATED ON BASHAW CREEK ROAD, DESCRIBED IN BOOK W393, PAGE 106, REGISTER'S OFFICE OF COFFEE COUNTY, TENNESSEE**

WHEREAS T.C.A. 6-51-104 provides 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 Allan Howard and wife, Marilyn J. Howard, 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 its property described as follows:

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

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 Allan Howard and wife, Marilyn H. Howard, by written consent:

**Being a tract of land lying in the 1<sup>st</sup> 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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**Job # 22C-119, dated 01-31-2022, and being the property described in WDB 393, pg. 106, ROCCTn.**

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

Resolved this 5 day of April 2022.

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Mark Messick, Vice-Mayor Acting as Mayor

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Bridget Anderson, Finance Director