

RESOLUTION NO. 18-2022

A RESOLUTION ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF ELEVEN AND 61/100 (11.61) ACRES OF PROPERTY OWNED BY JOHN KENNETH MCMAHAN AND ROBERT S. MCMAHAN LOCATED ON MURFREESBORO HIGHWAY

WHEREAS John Kenneth McMahan and Robert S. McMahan own certain property located on Murfreesboro Highway, 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 Philips (WDB. 309, pg. 24) and the Murfreesboro Highway (Hwy. 41, 120-ft. R/W), on the west by Reynolds (WDB. 277, pg. 125), on the north by Mason (WDB. 213, pg. 487), on the east by Riddle (WDB. 244, pg. 730), and being more particularly described as follows:

BEGINNING at a rebar found in the north margin of Murfreesboro Highway, being the southeast corner of Reynolds and the southwest corner of the property herein described; thence leaving the margin of said road and proceeding along the east line of Reynolds, along a fence, the following calls: thence N 05° 44' 33" E, 208.39 ft. to a wood fence post; thence N 05° 53' 41" E, 186.36 ft. to a wood fence post; thence N 04° 50' 03" E, 142.33 ft. to a metal fence post; thence N 05° 44' 39" E, 366.16 ft. to a metal fence post; thence N 05° 16' 53" E, 101.07 ft. to a metal fence post; thence N 05° 39' 26" E, 126.44 ft. to a rebar found at fence corner, the southwest corner of Mason and the northwest corner of the property herein described; thence leaving the line of Reynolds and proceeding along the south line of Mason, along a fence, the following calls: thence S 83° 38' 57" E, 94.73 ft. to a metal fence post; thence S 81° 57' 46" E, 62.55 ft. to a wood fence post; thence S 83° 01' 53" E, 97.04 ft. to a 28-inch oak; thence S 84° 00' 48" E, 41.79 ft. to a 12-inch hickory; thence S 82° 58' 42" E, 51.22 ft. to a metal fence post; thence S 81° 04' 05" E, 66.66 ft. to a metal fence post; thence S 80° 45' 47" E, 87.52 ft. to a metal fence post; thence S 82° 59' 47" E, 57.61 ft. to a fence corner post in the west line of Riddle, being the southeast corner of Mason and the northeast corner of the property herein described; thence proceeding along the west line of Riddle, along a fence, the following calls: thence S 05° 01' 46" W, 21.32 ft. to a metal fence post; thence S 07° 00' 39" W, 211.65 ft. to a wood fence post; thence N 75° 42' 20" W, 37.78 ft. to a ½-inch capped rebar set; thence S 14° 08' 26" W, 123.83 ft. to a wood fence post; thence S 14° 05' 36" W, 384.56 ft. to a wood fence post; thence S 21° 24' 42" W, 33.75 ft. to a 40-inch oak; thence S 16° 38' 42" W, 199.15 ft. to a fence corner post; thence S 63° 02' 48" E, 30.55 ft. to an iron pipe found, the common corner of Riddle, Vasile, Philips, and the subject property; thence leaving the line of Riddle and proceeding around Philips, the following calls: thence N 86° 58' 17" W, 215.48 ft. to a rebar found; thence S 26° 41' 35" W, 221.51 ft. to a rebar found in the north margin of the Murfreesboro Highway, the southwest corner of Philips and the southeast corner of the property herein described; thence proceeding along the margin of said road, the following calls: thence N 57° 16' 59" W, 47.43 ft. to an axle found; thence N 53° 10' 01" W, 99.59 ft. to the POINT OF BEGINNING, containing 11.61 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 22C-131, dated 04-01-2022, and being the property described in WDB. 381, pg. 740, 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 2, 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 John Kenneth McMahan and Robert S. McMahan:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the south by Philips (WDB. 309, pg. 24) and the Murfreesboro Highway (Hwy. 41, 120-ft. R/W), on the west by Reynolds (WDB. 277, pg. 125), on the north by Mason (WDB. 213, pg. 487), on the east by Riddle (WDB. 244, pg. 730), and being more particularly described as follows:

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calls: thence N 57° 16' 59" W, 47.43 ft. to an axle found; thence N 53° 10' 01" W, 99.59 ft. to the POINT OF BEGINNING, containing 11.61 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 22C-131, dated 04-01-2022, and being the property described in WDB. 381, pg. 740, ROCCTn.

Resolved this 3 day of May 2022.

Mark Messick, Vice-Mayor Acting as Mayor

Bridget Anderson, Finance Director